A. A WALK IN GALLOWAY PARK, INC. (Applicant)

04-5-CZ12-2 (03-318) BCC/District 8 Hearing Date: 11/18/04

Property C	Owner (if different from app	licant) Same.		
	n option to purchase □/ quest? Yes □ No	lease □ the property predicated of	on the appr	oval of the
Disclosure	of interest form attached?	Yes ☑ No □		
	<u>Previous Zo</u>	oning Hearings on the Property:		
<u>Year</u>	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

DATE: OCTOBER 21, 2004

#Zr

APPLICANT: 1. A WALK IN GALLOWAY PARK, INC.

MOTION: DEFERRED TO NOV 18, 2004

COLL CALL	M/S	_YBS	NO	ABSEN
Ваглеіго	•		T	X
Diaz		X		
Ferguson		X	 	 -
Heyman		X		·
Martinez		X		
Morales				x
Moss		1		X
Rolle		X		-
Seijas		X		-
Sorenson	M	X	1	1
Sosa	S	X	1	
Souto		X		
Chair Carey-Shuler	1	X	1	
TOTAL		10	0	3

MIAMI-DADE COUNTY COMMUI Y ZONING APPEALS BOAR. AREA 12 MOTION SLIP

APPLICANT'S NAME:	A WALK I	N GALLOWAY PARK, INC.				
REPRESENTATIVE(S):						
HEARING NUMBER		HEARING DATE	RES	OLUTIO	ON NUMBER	
04-5-CZ12-2 (03-318)	May 11, 2004	C	ZAB12-	-04	
DEPT. REC: Denial without	prejudice.			•		
WITHDRAW: Entire	e Application	on ITEMS		•		
DEFER: INDE	FINITELY	10: June 9, 20	0cY 🗆	W/Lea	ave To Amen	
DENY: WITH	H PREJUD	ICE WITHOUT PREJ	UDICE			
ACCEPT PROFFERED	COVENAN	IT ACCEPT REVISE	D PLANS			
□ with		NDITIONS	NT 🗌	PER C).I.C.	
Ŭ OTHER: No	quor	<u>uM</u>				
·						
TITLE	M/S	NAME	YES	NO	ABSENT	
MS.		Peggy BRODEUR			V	
MS.		Millie HERRERA				
MR.	Douglas A. KRUEGER					
MR.	Nelson A. VARONA					
VICE-CHAIRMAN		Robert W. WILCOSKY	<u> </u>			
CHAIRMAN		Jose I. VALDEZ (C	A.)	<u> </u>	<u> </u>	
		VO	ΓΕ:(to		
				^		
(HIBITS: YES V NO		COUNTY ATTORNEY:	homas	\mathcal{R}_{ϵ}	hirtson	

MIAMI-DADE COUNTY COMMULLY ZONING APPEALS BOAR - AREA 12 **MOTION SLIP**

APPLICANT'S NAME: A WAL	K IN GALLOWAY PARK, IN	C				
REPRESENTATIVE(S):						
HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER				
04-5-CZ12-2 (03-318)	JUNE 09, 2004	CZAB1204				
DEPT. REC : Denial without prejudic	e.					
WITHDRAW: Entire Applica	ation ITEMS					
DEFER: INDEFINITE	TO: July 6, 2004	W/Leave To Amend				
DENY: WITH PREJ	UDICE WITHOUT PRE	JUDICE				
ACCEPT PROFFERED COVEN	ANT ACCEPT REVISE	D PLANS				
APPROVE PER REQUES WITH STD. O		NT PER D.I.C.				
OTHER: Due to a lack of time						
	•					
TITLE	/S NAME	YES NO ABSENT				
MS.	Peggy BRODEUR					
MS.	Millie HERRERA					
MR.	Douglas A. KRUEGER					
MS. Carla SAVOLA						
MR.	Nelson A. VARONA					
VICE-CHAIRMAN	Robert W. WILCOSKY					
CHAIRMAN	Jose I. VALDEZ (C.	A.)				
XHIBITS: YES NO	VOI COUNTY ATTORNEY: <u>ST</u>	EPHEN STIEGLITZ				

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: A Walk in Galloway Park, Inc. **PH:** Z03-318 (04-5-CZ12-2)

SECTION: 9-55-40 **DATE**: November 18, 2004

COMMISSION DISTRICT: 8 ITEM NO.: A

A. INTRODUCTION

o REQUEST:

The applicant is appealing the decision of Community Zoning Appeals Board #12 which denied the following:

EU-1 to EU-M

o SUMMARY OF REQUEST:

This application is appealing the denial of the request to change the zoning on the subject property from single family one acre estate district to estate modified residential district.

o LOCATION:

The northwest corner of SW 112 Street & S.W. 87 Avenue, Miami-Dade County, Florida.

o SIZE: 4 acres.

o IMPACT:

The rezoning of the property will allow the applicant to build 9 units where the existing zoning would only allow a total of 4 units. However, the rezoning will increase the population in the area, will bring more children to local schools, will increase the demand for water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for estate density residential. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.

A Walk in Galloway Park, Inc. 03-318 Page 2

2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. <u>NEIGHBORHOOD CHARACTERISTICS</u>:

ZONING LAND USE PLAN DESIGNATION

Subject Property:

EU-1; single family residence Residential, estate density, 1 to

2.5 dua

Surrounding Properties:

NORTH: EU-1; single family residence Residential, estate density, 1 to

2.5 dua

SOUTH: EU-1; temple Residential, estate density, 1 to

2.5 dua

EAST: EU-1; church and school Residential, estate density, 1 to

2.5 dua

WEST: EU-1; church Residential, estate density, 1 to

2.5 dua

The subject property is located on the west side of SW 87 Avenue (Galloway Road) and north of SW 112 Street. The area immediately surrounding the subject property is characterized by single family homes and institutional uses consisting of private schools, churches and temples.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site: Unacceptable*

Location of Buildings: N/A

Compatibility: Unacceptable*

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A
Access: N/A

Parking Layout/Circulation: N/A

A Walk in Galloway Park, Inc. 03-318 Page 3

Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

^{*} for EU-M

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for district boundary changes taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	2 students

^{*} subject to the conditions stated in their attached memoranda

H. ANALYSIS:

This application was deferred from the October 21, 2004 meeting to allow the applicant time to meet with the neighbors. A Walk in Galloway Park, Inc. is appealing the decision of the Community Zoning Appeals Board #12 (CZAB-12) which denied without prejudice by a vote of 4 to 3 a district boundary change from EU-1, Single Family One Acre Estate District, to EU-S, Estate Modified Residential District. Prior to the CZAB-12 meeting the applicant had amended the application to request EU-S

A Walk in Galloway Park, Inc. 03-318 Page 4

zoning in lieu of EU-M. EU-S zoning is considered to be within the scope of the advertised EU-M. The applicant is alleging that the Community Zoning Appeals Board's decision was not based on substantial competent testimony presented in the hearing to support a denial. The applicant further states that the application is consistent with the CDMP and with adjacent densities and development. The CDMP states that existing zoning and uses are consistent with the Land Use Plan (LUP) map. The existing EU-1 zoning is consistent with the CDMP. As such, the CZAB-12's decision to retain the existing EU-1 zoning is consistent with the CDMP.

The subject property is located on the northwest corner of SW 87 Avenue and SW 112 Street. The applicant is seeking a district boundary change from EU-1, Single Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District. EU-M zoning permits a maximum density of 2.42 units per acre, a minimum lot area of 15,000 sq. ft., a minimum depth of 115', and a minimum width of 120'. However, with the use of Severable Use Rights (SUR's) EU-M zoning would permit a minimum lot area of 12,500 sq. ft., a minimum depth of 115', and a minimum width of 100'. The applicant has submitted a plan dated stamped received 10/06/04 which depicts the development of the subject property with 6 EU-S size lots. Said lots are located on both sides of a proposed public street running north and south, parallel to SW 87 Avenue and terminating at a cul-de-sac. The lots range in size from 28,202 gross sq. ft. to 34,445 sq. ft. The EU-S zoning district requires a minimum of 25,000 gross sq. ft., a minimum frontage of 125' and a minimum lot depth of 135'. The proposed development will have a density of 1.5 units per acre. The abutting roadways, SW 87 Avenue and SW 112 Street, have been previously dedicated to the County.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Miami-Dade County Public Schools (MDCPS) met with the applicant on March 15, 2004, to discuss the impact of the proposed development on public schools. MDCPS has informed staff that the applicant will not be able to proffer any additional mitigation other than the applicable impact fees. The Public Works Department has no objection to this application. The development abuts a state maintained road (SW 112 Street). This application does meet the traffic concurrency criteria and will generate 11 additional pm daily peak hour trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable Level of Service (LOS) of the area roadways which are currently operating at LOS "B" and "C".

This application will allow the applicant to provide additional housing for the community. The Land Use Plan (LUP) Map designates this site for Estate Density Residential use which allows a maximum density of 2.5 units per gross acre. This designation would result in a maximum development of 10 residential units on this site. The subject property is unique in that it is surrounded by mostly institutional uses on all sides and is separated from the EU-1 estate homes to the west and south by said uses. This community is characterized by EU-1 zoned lots and staff is not in favor of the subdivision of this well established residential estate neighborhood with EU-M size lots. Although the density permitted by EU-M zoning is **consistent** with

A Walk in Galloway Park, Inc. 03-318 Page 5

> the density indicated on the Land Use Plan (LUP) map, staff is of the opinion that EU-M zoning would precipitate further subdivision which would be incompatible with the surrounding community. Noting staff's objection to EU-M zoning, the applicant has proposed EU-S zoning in lieu of EU-M. EU-S zoning will allow the development of lots with a minimum gross area of 25,000 sq. ft. The applicant intends to proffer a covenant indicating that in the event the property is zoned EU-S the property will not be developed utilizing Severable Use Rights, limiting the development of the site to 6 single family residences and the development of the property in accordance with the plans submitted on 10/6/04. The rezoning of the property to EU-S in lieu of EU-M, subject to the Board's acceptance of the aforementioned covenant would not have a negative effect on the surrounding properties and would permit a development that is consistent with the Land Use Plan (LUP) map's estate density designation.

I. **RECOMMENDATION:**

Modified approval of the appeal to permit a rezoning to EU-S in lieu of EU-M, subject to the Board's acceptance of the proffered covenant.

CONDITIONS: None.

DATE INSPECTED: 04/07/04 **DATE TYPED:** 04/12/04

DATE REVISED: 05/06/04; 05/19/04; 06/22/04; 08/20/04; 08/23/04; 10/22/04; 11/03/04

DATE FINALIZED: 11/04/04

DO'QW:MTF:JED

Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning





MEMORANDUM





TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

January 16, 2004

SUBJECT:

C-12 #Z2003000318

A Walk in Galloway Park, Inc.

NWC of SW 112th Street & SW 87th

Avenue

DBC from EU

(EU-1) (4 Ac

09-55-40

FROM:

Alyce M. Robertson, Assistant Director **Environmental Resources Management**

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Liquid Waste Disposal:

Sanitary sewers are presently approximately ½ mile north of this site, however, DERM has no objection to low intensity development served by interim septic tanks provided that the maximum sewage loading allowed by the Code is not exceeded and the proposed lots are connected to the public water supply. Based on the available information, the proposed use served with septic tanks would not exceed the maximum allowable sewage loading for the subject site.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

C-12 #Z2003000318 A Walk in Galloway Park, Inc. Page 2

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

An on-site inspection revealed the presence of several specimen-sized (truck diameter ≥ 18") trees. Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, which are on the site. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. Prior to site plan approval, the applicant must submit, for DERM approval, either:

- 1. A revised site plan which includes the location and preservation of all specimensized trees at their current location, or
- 2. A Letter of Demonstration explaining why the specimen-sized trees cannot be preserved at their current location.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

C-12 #Z2003000318 A Walk in Galloway Park, Inc. Page 3

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: A Walk in Galloway Park, Inc.

This Department has no objections to this application.

Since this development abuts a State maintained road (SW 112 St.), the applicant must contact the district office at 305-470-5367, certain restrictions may apply.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 11 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-2276	Don Shula Expwy. n/o Killian Pkwy.	C ,	C .
F-1093	SW 112 St. w/o US-1	C	С
F-1077	SW 87 Ave. n/o SW 132 St.	C	С
F-1089	SW 112 St. e/o SR 874	В	В

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A. Pino, P.L.S.

MAY 04 2004

Date



Ana Rijo-Conde, Interim Assistant Superintendent Facilities Operations, Maintenance and Planning

March 17, 2004

Miami-Dade County School Board
Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez

Superintendent of Schools Merrett R. Stierheim

Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief Miami-Dade County Department of Planning and Zoning Zoning Evaluation Section 111 NW 1 Street, Suite 1110 Miami, Florida 33128

Re: A Walk In Galloway Park, Inc. - Application No. 03-318 (CC12)
Northwest Corner of S.W. 112 Street and S.W. 87 Avenue

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will only impact Palmetto Middle School and Miami Killian Senior High School currently operating at 161% and 151% of FISH % utilization, respectively (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on March 15, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. The District will advise the County in writing in the event the applicant and the District formalize a mitigation option to address school issues. Please be advised that any options proffered are subject to School Board approval.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Ms. Maria Teresa-Fojo March 17, 2004 Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 8-unit development is estimated to generate approximately \$19,584 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely.

Patricia Good
Coordinator III

PG:am L-2343 Attachment

cc:

Ms. Ana Rijo-Conde

Mr. Fernando Albuerne

Mr. Michael A. Levine

Mr. Ivan M. Rodriguez

Ms. Vivian Villaamil

Mr. Simon Ferro

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:

No. 03-318, A Walk in Galloway Park, Inc. (CC12)

REQUEST:

Zone change from EU-1 to EU-M

ACRES:

4 acres

LOCATION:

Northwest Corner of S.W. 112 Street and 87 Avenue

UNITS:

4 additional units (4 units currently permitted under existing zoning

classification, for a total of 8 units)

ESTIMATED STUDENT

POPULATION:

2 students *

ELEMENTARY:

1

MIDDLE:

_

SENIOR:

1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:

Vineland Elementary – 8455 S.W. 119 St.

MIDDLE:

Palmetto Middle - 7351 S.W. 128 St.

SENIOR HIGH:

Miami Killian Senior - 10655 S.W. 97 Ave.

All schools are located in Access Center 5

^{*} Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Vineland Elem.	654/ 655*	602	109%/ 109%*	125	90%/ 90%*
Palmetto Middle	000	002	10070	120	1
	1777	966	184%	140	161%
Miami Killian Sr.	3772/		169%/		151%/
	3,773*	2,238	169%*	257	151%*

^{*} Includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold.

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2003:

Vineland Elementary:

Access to computers:

In each classroom, in special

computer labs and media center

Capital Improvements in the past year: None

Recognition for Academic Achievement: FL School Recognition Program

Special Programs: Before School Care and

Enrichment Classes

Lunch schedule: Begins at 10:35 a.m.

Non-instructional space utilized for

instructional purposes: Office, Teacher's Planning Rooms

and Media Center

Teachers required to float/travel: Art and Music

Palmetto Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements in the past year:

Classrooms and Media Center, Art Photo Lab, Computer Lab and new

Admin. Offices

Recognition for Academic Achievement:

None

Special Programs:

Magnet Program, Enrichment, Vocational and Community

classes

Lunch schedule:

Begins at 11:35 a.m.

Non-instructional space utilized for

instructional purposes:

Custodial Office

Teachers required to float/travel:

Math

Miami Killian Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media

Center labs and i

Capital Improvements in the past year:

Gym

Recognition for Academic Achievement:

None

Special Programs:

Vocational, Enrichment and

Community Classes

Lunch schedule:

Begins at 10:50 a.m.

Non-instructional space utilized for

instructional purposes:

Offices, Storage Rooms and

Auditorium

Teachers required to float/travel:

Science. Social Studies and

Health

PLANNED RELIEF SCHOOLS IN THE AREA (information as of March 2004):

School Addition @ Palmetto Middle (242 student stations)	<u>Status</u> Design	Projected Occupancy Date December 2004
Addition @ Miami Killian Sr. (875 student stations)	Design	June 2006

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$11,666.

CAPITAL COSTS: Based on the State's March-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY MIDDLE SENIOR	0	Х	\$ 13,401 \$ 15,365 \$ 20,333	=	\$0
Total Potential Car	oital C	ost			\$ 33,734

^{*} Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

(APLICATIONS REVIEWED SINCE JANUARY 2001) CC12

	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/ Region(s)	Community Council/ Date	Approved/ Denled/ Comments
1	HOWARD MARLOWE #03-243	N of SW 32 St. and W of SW 145 Ave.	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC12	PENDING
2	OTTO GONZALEZ JR. #01-364	6725 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 1/24/02	DENIED
3	TASNIM UDDIN #02-266	E of SW 89 Ct. and N of SW 72 St.	8 Units/ 3 Students	BLUE LAKES ELEM-1 GLADES MID-1 KILLIAN SR-1	8/5 8/5 6/5	CC12 10/09/03	APPROVED
4	CAULEY PALISADE CORP. #02-096	9325 SW 128 St.	7 Units/ 3 Students	VINELAND ELEM-1 PALMETTO MID-1 KILLIAN SR-1	7/5 9/5 6/5	CC12 10/22/02	APPROVED
5	HARLON & ANN SACHS #02-140	9500 SW 68 St.	3 Units/ 1 Student	SNAPPER CREEK ELEM-1 GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 10/22/02	APPROVED
6	ARLENE POLLOCK #01-110	S of SW 96 St. and W of SW 107 Ct.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR	7/5 7/5 6/5	CC12 11/07/01	APPROVED
7	DAVID KING #01-109	SWC of SW 96 St. and SW 107 Ct.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR	7/5 7/5 6/5	CC12 11/07/01	APPROVED
8	JAY A. DAVIS #01-108	S of SW 96 St. and W of SW 107 Ave.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR	7/5 7/5 6/5	CC12 11/07/01	APPROVED
9	HENRY FORERO #02-172	13010 SW 102 Ave.	4 Units/ 1 Student	LEEWOOD ELEM-1 PALMETTO MID KILLIAN SR	7/5 9/5 6/5	CC12 11/26/02	APPROVEC
10	JORGE A. RODRIGUEZ #02-264	5810 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 11/26/02	APPROVED
11	LUDLAM POINT CLUB, LLC #02-221	6801 SW 44 St.	118 Units/ 17 Students	S. MIAMI ELEM-8 S. MIAMI MID-4 S. MIAMI SR-5	6/5 6/5 8/5	CC12 11/26/02	APPROVEC
12	HHJ DEVELOPMENT, LLC #01-388	8820-90 SW 94 St.	3 Units/ 1 Student	KENWOOD ELEMID-1 KILLIAN SR	6/5 6/5	CO12 11/2_/02	DENIED
13	AVIS KAPLOW KALLAN #02-269	11860 SW 80 St.	58 Units/ 32 Students	SUNSET PARK ELEM-15 GLADES MID-8 KILLIAN SR-9	6/5 8/5 6/5	CC12 : :412/18/02	APPROVEC
14	MARTA DE VARONA #00-370	9390 SW 66 St.	2 Units/ 1 Student	SNAPPER CREEK ELEM-1 GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 2/20/01	APPROVE

(APLICATIONS REVIEWED SINCE JANUARY 2001) CC12

				, IZ			
15	EMILIA A. LAVIN #01-375	7890 SW 72 Ave.	4 Units/ 2 Students	LUDLAM ELEM-1 S. MIAMI MID-1 S. MIAMI SR	6/5 6/5 8/5	CC12 3/26/02	DENIED
16	RAMON LAVIN #01-378	N of SW 80 St. and approx. 152' W of SW 72 Ave.	3 Units/ 1 Student	LUDLAM ELEM-1 S. MIAMI MID S. MIAMI SR	6/5 6/5 8/5	CC12 3/26/02	DENIED
17	JOSEPH C. SHAW, TRUSTEE #02-182	7990 SW 112 St.	3 Units/ 1 Student	VINELAND ELEM-1 PALMETTO MID PALMETTO SR	7/5 9/5 9/5	CC12 5/13/03	APPROVED
18	RAUL & JUANA GAMAZO #02-345	10305 SW 70 St.	1 Units/ 0 Students	SNAPPER CREEK ELEM GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 5/13/03	APPROVED
19	PHILLIP & DONNA SLOTSKY, ET AL #02-346	S of SW 112 St. and W of SW 87 Ave.	5 Units/ 2 Students	VINELAND ELEM-1 PALMETTO MID-1 KILLIAN SR	7/5 9/5 6/5	CC12 5/13/03	WITHDRAWN
20	ROSA, OTIS & JAMES WHITEHEAD #03-024	S of SW 126 St. & E of SW 92 Ave.	11 Units/ 4 Students	VINELAND ELEM-2 PALMETTO MID-1 PALMETTO SR-1	7/5 9/5 9/5	CC12 5/28/03	APPROVED
21	SILVERWINGS DEVELOPMENT LLC #03-035	E of SW 80 Ave. & S of SW 110 St.	17 Units/ 6 Students	VINELAND ELEM-3 PALMETTO MID-1 PALMETTO SR-2	7/5 9/5 9/5	CC12 5/28/03	APPROVED
22	GENERAL CONFERENCE CORP OF 7TH DAY ADVENTIST #00-440	8100 SW 117 Ave.	10 Units/ 6 Students	SUNSET PARK ELEM-3 GLADES MID-1 KILLIAN SR-2	6/5 8/5 6/5	CC12 7/05/01	APPROVED
23	JIMMY DIAZ #03-109	4920 SW 76 St.	1 Units/ 0 Students	CORAL GABLES ELEM PONCE DE LEON MID CORAL GABLES SR	6/4 9/4 6/4	CC12 7/3/03	APPROVED
24	ROBET S. NEUMANN #03-083	9720 SW 92 Terr.	2 Units/ 1 Student	KENDALE ELEM-1 GLADES MID KILLIAN SR	7/5 8/5 6/5	CC12 7/3/03	APPROVED
25	SLMK COP. & LAURISSE K. MASRI, TRUSTEE #03-118	SEC of SW 84 Ave. & S of SW 110 St.	3 Units/ 1 Student	VINELAND ELEM-1 PALMETTO MID KILLIAN SR	7/5 9/5 6/5	CC12 7/3/03	APPROVED
26	MARQUISE'S INVESTMENTS, LLC #00-176	9520 SW 92 St.	3 Units/ 1 Student	KENDALE ELEM-1 GLADES MID KILLIAN SR	7/5 8/5 6/5	CC12 9/20/01	APPROVED
27	HHJ DEVELOPMENT, LLC #03-117	SEC of SW 89 Ave. & SW 94 St.	3 Units/ 1 Student	KENWOOD ELEMID-1 KILLIAN SR	6/5 6/5	CC12 9/23/03	APPROVED
28	AMIGOS INVESTMENT, INC. #03-351	13630 SW 97 Ave.	3 Units/ 2 StudentS	LEEWOOD ELEM-1 PALMETTO MID-0 KILLIAN SR-1	7/5 9/5 6/5	CC12	PENDING
29	ENRIQUE PIWKO #03-333	NEC of SW 84 Ave. and SW 94 St.	2 Units/ 1 Student	KENWOOD ELEMID-1 KILLIAN SR	6/5 6/5	CC12 3/10/04	APPROVED

(APLICATIONS REVIEWED SINCE JANUARY 2001)
CC12

Note: There are two applications that are pending which would generate 6 students.

(APLICATIONS REVIEWED SINCE JANUARY 2001) CC12

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
BLUE LAKES ELEM	564	1 .	565	813	38	66%
KENDALE ELEM	598	5	603	555	46	100%
KENWOOD ELEM	1106	2	1108	928	21	117%
LEEWOOD ELEM	648	1	649	634	48	95%
S. MIAMI ELEM	569	8	577	308	149	126%
SNAPPER CREEK ELEM	603	2	605	508	0	119%
SUNSET PARK ELEM	728	18	746	701	23	103%
VINELAND ELEM	654	8	662	602	125	91%
ELEMENTARY TOTALS	5470	45	5515	5049	450	100%
ARVIDA MID	1861	3	1864	991	184	159%
GLADES MID	1532	- 10	1542	870	176	147%
PALMETTO MID	1777	3	1780	966	140	161%
S. MIAMI MID	1219	4	1223	739	90	148%
MIDDLE TOTALS	6389	20	6409	3566	590	154%
MIAMI KILLIAN SR	3772	. 13	3785	2238	257	152%
MIAMI PALMETTO SR	3408	3	3411	2070	234	148%
SOUTH MIAMI SR	2900	5	2905	1802	307	138%
SENIOR HIGH TOTALS	10080	21	10101	6110	798	146%

TOTAL 21939 86 22025 14725 1838 133%

CHARTER SCHOOLS 2002-2003

REV. 6-12-03

	2002-2003							
Mail Code	Name and Address Of Charter School	Actual Enrollment	Pro	ojected Enrollme	ent	Grade	ACCESS	Voting
		(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	l	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8		4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	l	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	ı	1
5 710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	1	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	ı	. 1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	l	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	[]	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	11	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	111	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	111	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	111	5

Mail Code	Name and Address Of Charter School	Actual Enrollment	Pro	Grade	ACCESS			
	<u></u>	(10-04-02)	2003-2004	2004-2005	Maximum	Levele*	Center	Voting District
6070	ASPIRA Eugenlo Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	ΙV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	 К-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	5.00	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	.8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

					nt	Grade	ACCESS	Voting
		(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7
•	Grade levels for school year 2002-2003			l	7			

Name and Address	Pro	jected Enrollmen	03-04	Max Grade	(Rev. 3/2	
Of Charter School	2003-2004	2004-2005	Maximum	Grade Level	Level	Center
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	1
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	1
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	11
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	- 11
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	111
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	576	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	ľV

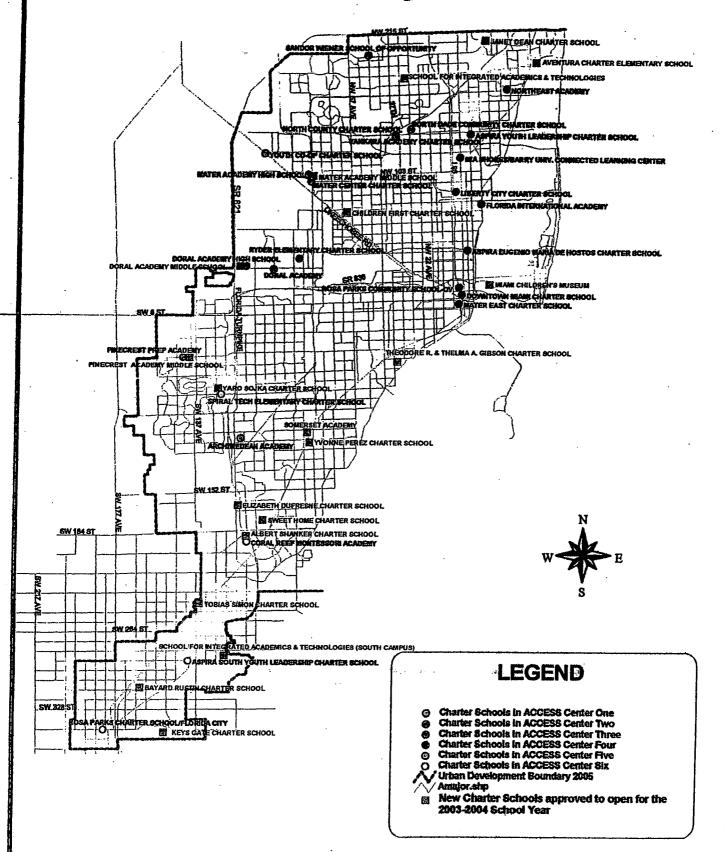
Name and Address	Pro	jected Enrollmen	t	03-04	Max Grade	ACCESS
Of Charter School	2003-2004	2004-2005	Maximum	Grade Level	Level	Center
Somerset Academy 11011 SW 80 Avenue Mlami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. &164 Terrace Miaml, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE comer of Tumpike & Quall Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL.	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Toblas Simon Charter School 24400 SW 137 Avenue Miami, EL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

temporary location for the first year - the permanent location will be at SW 180 Street & 107 Ave.

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Applelitesellional vertein in the color of t	heriotani Kumbaan	EDWARDS SANGE OF THE STATE OF T
Applicant 1	Schools	1 Maximum Enrollment Capacity
Charceror Charter School at Coral Gables	1	
Coral Gables Community Charter School	1	750
Miami-Dade Charter Foundation	6	600
Miami-Dade Charter Schools, Inc.	2	. 5,400
Miami-Shores Charter High School	1	3,200
Somerset Academy	8	600
Balere Language Academy	1	8,600
Mater Gardens Academy Flementany School	1	450
Water Springs Academy Elementary School	1	900
Water Academy South Charter School	1	600
Mater Gardens Academy Middle School	1	900
Mater Springs Academy Middle School	1	450
Sabal Palm Charter High School (West Hialeah Academy)	1	300
Charter Academy of Excellence	1	800
Total applications: 14	1	600
	27	24,150

Charter Schools by ACCESS Center



PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY AMOUNT OF FEE	- AGRINE!
RECEIPT #	03.38
DATE HEARD: <u>07 /06/04</u>	JUL 25 2004
BY CZAB #	ZONENG HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING D
	DATE RECEIVED STAMP
	DATE RECEIVED STAIM

This Appeal Form must be completed in accordance with the and in accordance with Chapter 33 of the Code of Miami-Dade be made to the Department on or before the Deadline Date presents.	County, Florida, and return must
RE: Hearing No. <u>04-5-CZ12-2 (03-318)</u>	
Filed in the name of (Applicant) _A WALK IN GALLOW	AY PARK, INC.
Name of Appellant, if other than applicant	
Address/Location of <u>APPELLANT'S</u> property: The Northwes S.W. 87th Avenue, Miami-Dade County, Florida	st corner of S.W. 112 Street &
Application, or part of Application being Appealed (Explanation)	: Entire appealable application.
Appellant (name): A Walk in Galloway Park, Inc. hereby appeals the decision of the Miami-Dade County Commreference to the above subject matter, and in accordance of Chapter 33 of the Code of Miami-Dade County, Florida, hereby of County Commissioners for review of said decision. The grown reversal of the ruling of the Community Zoning Appeals Board a (State in brief and concise language)	with the provisions contained in y makes application to the Board unds and reasons supporting the
The Community Council erred in denying the application. The a	application is consistent with
the CDMP and with adjacent densities and developments. The	ere was no substantial
competent testimony presented in the hearing to support a de	nial.
Page 1	

, APPELLANT I	MUST SIGN THIS PASE
Date: 20 day of July	_, year: 2004
(Signed	d Am 2
	SIMON FERRO
	Print Name
	1221 Brickell Avenue, Miami, FL 33131 Mailing Address
	305-579-0500 305-579-0717
	Phone Fax
REPRESENTATIVE'S AFFIDAVIT If you are filing as representative of an association or other entity, so indicate:	A Walk In Galloway Park, Inc. Representing Signature SIMON FERRO Print Name 1221 Brickell Avenue
	Address
	Miami FL 33131 City State Zip
	305-579-0500 Telephone Number
Subscribed and Sworn to before me on the	$\frac{200}{100}$ day of $\frac{1014}{1000}$ Dear $\frac{2004}{1000}$
	Notary Public
	(stamp/seal) Leyla M. Lucas My. Commission DD201132

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING (must be signed by each Appellant)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
Before me the undersigned authority, personally appeared <u>SIMON FERRO</u> , as attorney for (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.
The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:
(Check all that apply)
1. Participation at the hearing 2. Original Applicant 3. Written objections, waivers or consent
Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.
Further Appellant says not.
Witnesses: Toola Maucas Ims
Signature Appellant's signature
Print Name SIMON FERRO Print Name
Signature
Print Name 2555
Swom to and subscribed before me on the day of Very, year do. Y
Appellant is personally know to me or has producedas identification.
Leyla M. Lucas Notary My Commission DD201132 (Stamp/Seal) Expires September 24, 2005
Commission Expires:
Page 3 [b:forms/affidapl.sam(11/03)]

RESOLUTION NO. CZAB12-22-04

WHEREAS, A WALK IN GALLOWAY PARK, INC. applied for the following:

EU-1 to EU-M

SUBJECT PROPERTY: The SE ¼ of the SE ¼ of the NE ¼, less the west 266' and less the north 160' in Section 9, Township 55 South, Range 40 East, and less the south 35' and the east 35' for road purposes.

LOCATION: The Northwest corner of S.W. 112 Street & S.W. 87 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 12 was advertised and held, as required by law, and all interested parties concerned
in the matter were given an opportunity to be heard, and at which time the applicant
proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Millie Herrera, seconded by Peggy Brodeur, and upon a poll of the members present the vote was as follows:

Peggy Brodeur	aye	Carla Savola	aye
Millie Herrera	aye	Nelson Varona	nay
Douglas Krueger	nay	Robert W. Wilcosky	aye

Jose I. Valdes nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 12, that the requested district boundary change to EU-M be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 6th day of July, 2004.

Hearing No. 04-5-CZ12-2 Is

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STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-22-04 adopted by said Community Zoning Appeals Board at its meeting held on the 6th day of July 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of July, 2004.

Luis Salvat, Deputy Clerk (2678)

Miami-Dade County Department of Planning and Zoning

SEAL



TEAM METRO KENDALL OFFICE

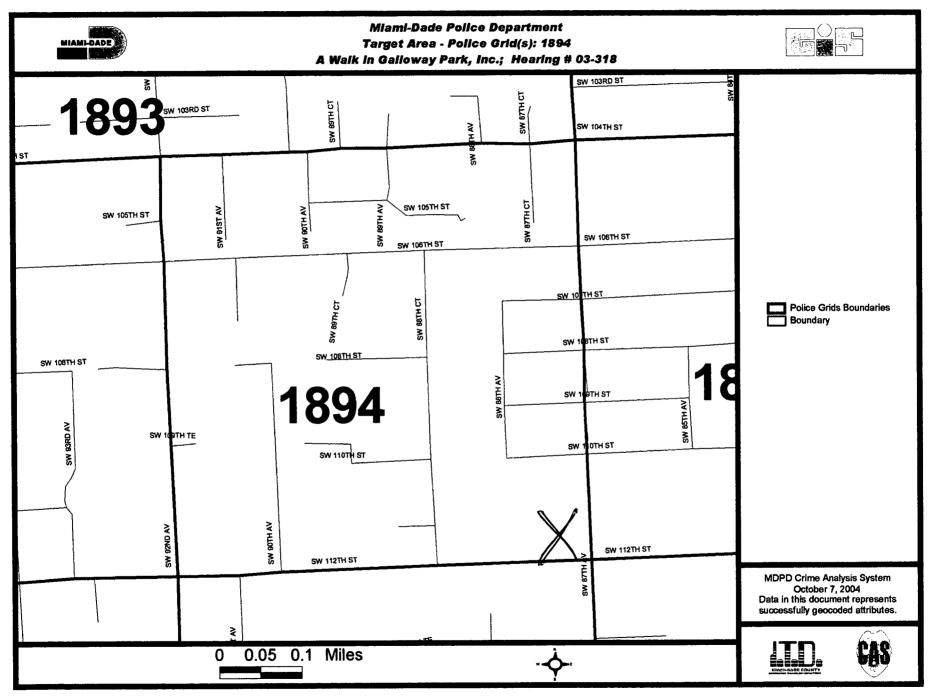
ENFORCEMENT HISTORY

A Walk in Galloway Park, Inc.	NW corner of SW 112 St. &
	SW 87 Ave.
APPLICANT	ADDRESS
11/18/2004	_03-318
DATE	HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

10/07/04

An inspection revealed no violations. No open Team Metro cases.





Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1894	13	SPECIAL INFORMATION/ASSIGNM	3
	14	CONDUCT INVESTIGATION	15
	15	MEET AN OFFICER	96
	17	TRAFFIC ACCIDENT	3
	19	TRAFFIC STOP	14
	21	LOST OR STOLEN TAG	1
	25	BURGLAR ALARM RINGING	70
	26	BURGLARY	5
	28	VANDALISM	1
	32	ASSAULT	2
,	34	DISTURBANCE	10
	37	SUSPICIOUS VEHICLE	6
	38	SUSPICIOUS PERSON	2
	41	SICK OR INJURED PERSON	2
	44	ATTEMPTED SUICIDE	1
	54	FRAUD	1

Total Signals for Grid 1894: 232

Total Reported: 161

Total Not Reported: 71

Total for All Grids: 232

Report: \\s0320267\cognos\cer3\IWRReports\Published\citrixUserQuery\apps\Dispatch-CT-Summarized Grid Info by Signal.imr

Date: 10-07-2004

Page 1



Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1894	13	SPECIAL INFORMATION/ASSIGNM	11
	14	CONDUCT INVESTIGATION	6
	15	MEET AN OFFICER	76
	17	TRAFFIC ACCIDENT	9
	19	TRAFFIC STOP	7
	20	TRAFFIC DETAIL	4
	25	BURGLAR ALARM RINGING	57
	26	BURGLARY	5
	27	LARCENY	2
	28	VANDALISM	3
	32	ASSAULT	2
	34	DISTURBANCE	15
	36	MISSING PERSON	2
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	4
	39	PRISONER	2
	41	SICK OR INJURED PERSON	7
	54	FRAUD	2
	<u> </u>		

Total Signals for Grid 1894 :

Total Reported: 147

Total Not Reported: 68

215

Total for All Grids: 215

Report: \s0320267\cognos\cer3\IWRReports\Published\citrixUserQuery\apps\Dispatch-CT-Summarized Grld Info by Signal.imr

Date: 10-07-2004

Page 1



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Crime Information Warehouse

Grid(s): 1894

Part I Crimes	Total Crimes
Grid 1894	
2200 - BURGLARY	2
230F - SHOPLIFTING FROM A MOTOR VEHICLE	2
230G - SHOPLIFTING ALL OTHERS	1
	rid 1894 TOTAL 5
Total Part I :	5



MIAMI-DADE POLICE DEPARTMEN
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Crime Information Warehouse

Grid(s): 1894

PART II Crimes		Total Crimes	
Grid 1894 350A - NARCOTIC BUY/SELL/POSS/IMPORT/MAN	UF	1	
	Grid 1894 TOTAL	1	
Total PART II :		1	

Grand Total:

6

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110B', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230B', '230G', '230G', '2400', '090C', '130B', '130E', '350B', '5100', '2700', '260B', '260B', '260B', '260F', '1000', '2000') and (Ol.Reporting Agency Code = substring ("030", 1, 3)) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> "UNFOUNDED" and Ol.Report Written YN = 'Y' and Ol.Grid in ("1894")



MIAMI-DADE POLICE DEPARTMEN Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-12-31

YEAR: 2003

Crime Information Warehouse

Grid(s): 1894

Part I Crimes	Total Crimes
Grid 1894	
230F - SHOPLIFTING FROM A MOTOR VEHICLE	3
230G - SHOPLIFTING ALL OTHERS	3
G	rid 1894 TOTAL 6
Total Part I :	6



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-12-31

YEAR: 2003

Crime Information Warehouse

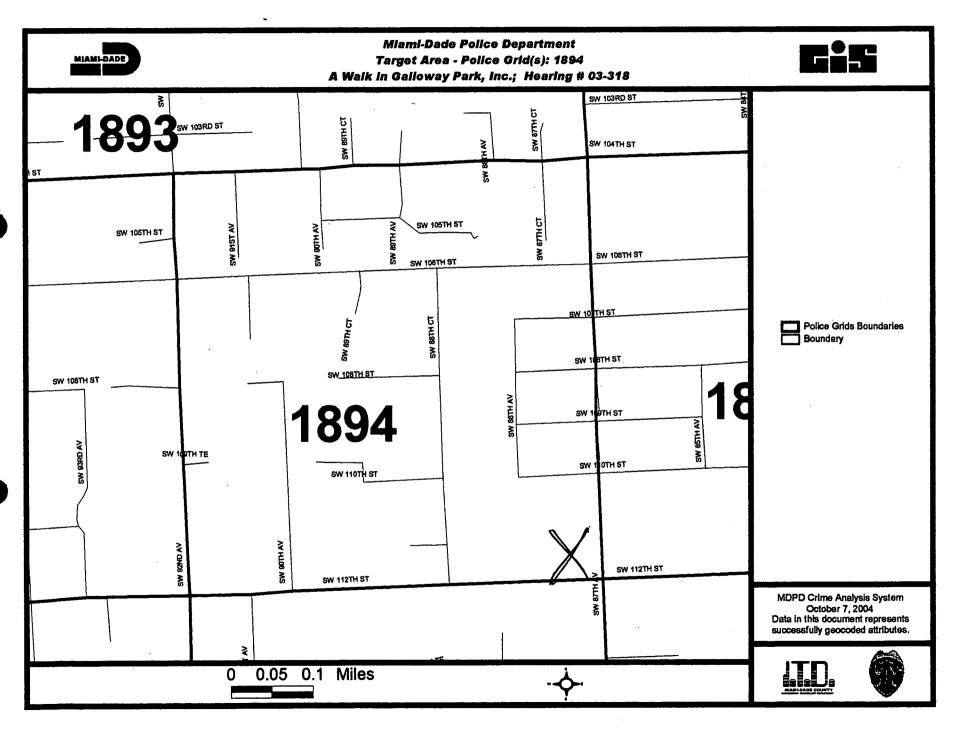
Grid(s): 1894

PART II Crimes		Total Crimes	
Grid 1894			
130B - SIMPLE ASSAULT		2	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF		2	
260A - FRAUD CON/SWINDLE/FALSE PRET.		1	
	Grid 1894 TOTAL	5	
Total PART II :		5	

Grand Total:

11

Detail Filter: Oi.Incident From Date Time >= "2003-01-01" and Oi.Incident From Date Time < "2004-01-01" and Oi.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230B', '230G', '230G', '2400', '090C', '130B', '130E', '350B', '5100', '2700', '260B', '





Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1894	13	SPECIAL INFORMATION/ASSIGNM	3
	14	CONDUCT INVESTIGATION	15
	15	MEET AN OFFICER	96
	17	TRAFFIC ACCIDENT	3
	19	TRAFFIC STOP	14
:	21	LOST OR STOLEN TAG	1
,	25	BURGLAR ALARM RINGING	70
ļ ļ	26	BURGLARY	5
<u> </u> 	28	VANDALISM	1
	32	ASSAULT	2
	34	DISTURBANCE	10
	37	SUSPICIOUS VEHICLE	6
	38	SUSPICIOUS PERSON	2
	41	SICK OR INJURED PERSON	2
	44	ATTEMPTED SUICIDE	1
	54	FRAUD	1

Total Signals for Grid 1894:

232

Total Reported: 161

Total Not Reported: 71

Total for All Grids: 232

Report: \s0320267\cognos\cer3\IWRReports\Published\citrix\JserQuery\apps\Dispatch-CT-Summarized Grid Info by Signal.imr

Date: 10-07-2004

Page 1



Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1894	13	SPECIAL INFORMATION/ASSIGNM	11
	14	CONDUCT INVESTIGATION	6
	15	MEET AN OFFICER	76
	17	TRAFFIC ACCIDENT	9
	19	TRAFFIC STOP	7
	20	TRAFFIC DETAIL	4
	25	BURGLAR ALARM RINGING	57
	26	BURGLARY	5
	27	LARCENY	2
	28	VANDALISM	3
	32	ASSAULT	2
	34	DISTURBANCE	15
	36	MISSING PERSON	2
	37	SUSPICIOUS VEHICLE	· 1
	38	SUSPICIOUS PERSON	4
	39	PRISONER	2
	41	SICK OR INJURED PERSON	7
	54	FRAUD	2

Total Signals for Grid 1894 :

Report: \\s0320267\cognos\cer3\IWRReports\Published\citrtxUserQuery\apps\Dispatch-CT-Summarized Grid Info by Signal.imr

215

Total Reported: 147

Total Not Reported: 68

Total for All Grids: 215



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Crime Information Warehouse

Grid(s): 1894

-i.d. 4004		
Grid 1894 2200 - BURGLARY		2
230F - SHOPLIFTING FROM A MOTOR VEHICLE		2
230G - SHOPLIFTING ALL OTHERS		1
	Grid 1894 TOTAL	5



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Crime Information Warehouse

Grid(s): 1894

		2000	and the second
Grid 1894 350A - NARCOTIC BUY/SELL/POSS/IN	IPORT/MANUF	1	
	Grid 1894 TOTAL	1	

Grand Total:

6

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code In ('090A', '1200', '110B', '110B', '110C', '130A', '130D', '230A', '230B', '230C', '230B', '230G', '230G', '240D', '090C', '130B', '130E', '350B', '350B', '5100', '2700', '260A', '260B', '



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-12-31

YEAR: 2003

Crime Information Warehouse

Grid(s): 1894

Grid 1894			
230F - SHOPLIFTING FROM A MOTOR VE	HICLE	3	
230G - SHOPLIFTING ALL OTHERS		3	
	Grid 1894 TOTAL	6	



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-12-31

YEAR: 2003

Crime Information Warehouse

Grid(s): 1894

24mh 2 (1 1574)		Burgan Burgan (1996), Maria Burgan Burgan Burgan Burgan (1996), Andrew San
Grid 1894 130B - SIMPLE ASSAULT		2
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANU	F	2
260A - FRAUD CON/SWINDLE/FALSE PRET.		1
	Grid 1894 TOTAL	5

Grand Total:

11

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110B', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230B', '230G', '2400', '090C', '130B', '130E', '350B', '350B', '5100' | 2700', '260B', '

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

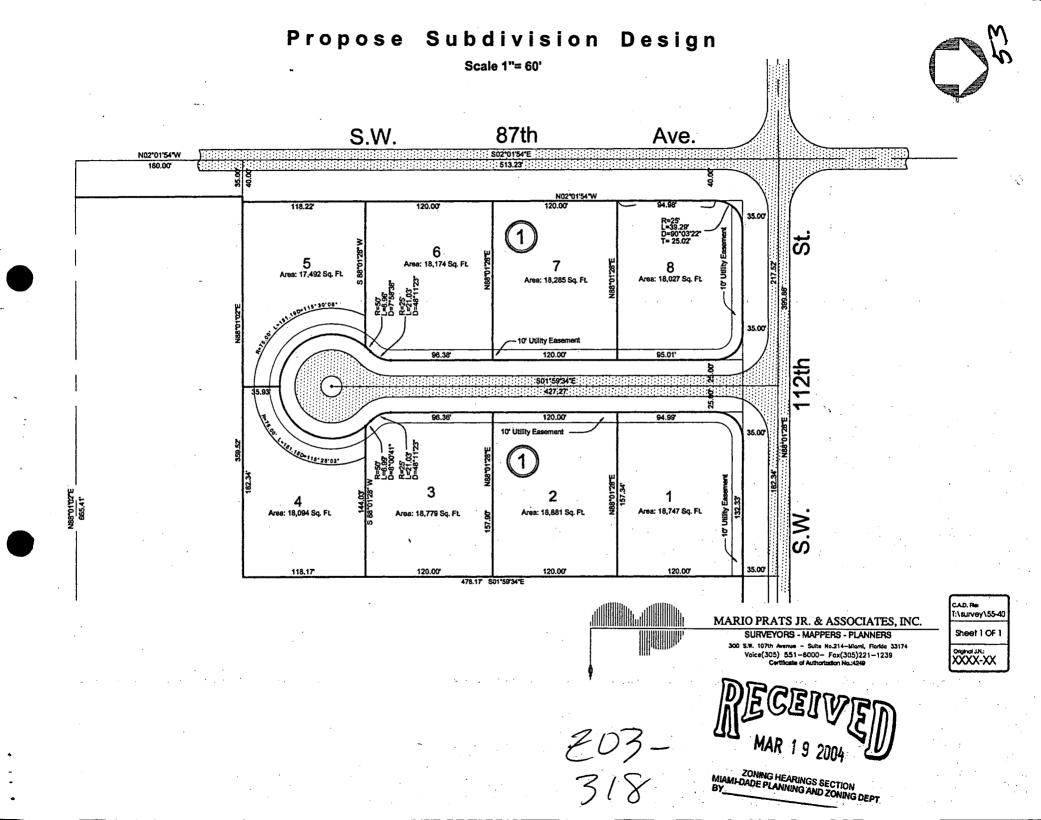
CORPORATION NAME: A Walk in Galloway Park,	Inc.
NAME AND ADDRESS	Percentage of Stock
Manuel M. Rodriguez-Fiol	20%
Ricardo Collazo	20%
.Iorge Camaraza	
Tim Hodgins	20%
Neil Sandberg, Trustee	
interest held by each. [Note: Where beneficiaries are oth be made to identify the natural persons having the ultimate TRUST/ESTATE NAME:	te ownership interest].
NAME AND ADDRESS	Percentage of Interes
	·
If a PARTNERSHIP owns or leases the subject property partners. [Note: Where partner(s) consist of other partners, further disclosure shall be made to identify the interests].	rtnership(s), corporation(s), trust(s) or simila
PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	
NAME AND ADDRESS	Percent of Ownership

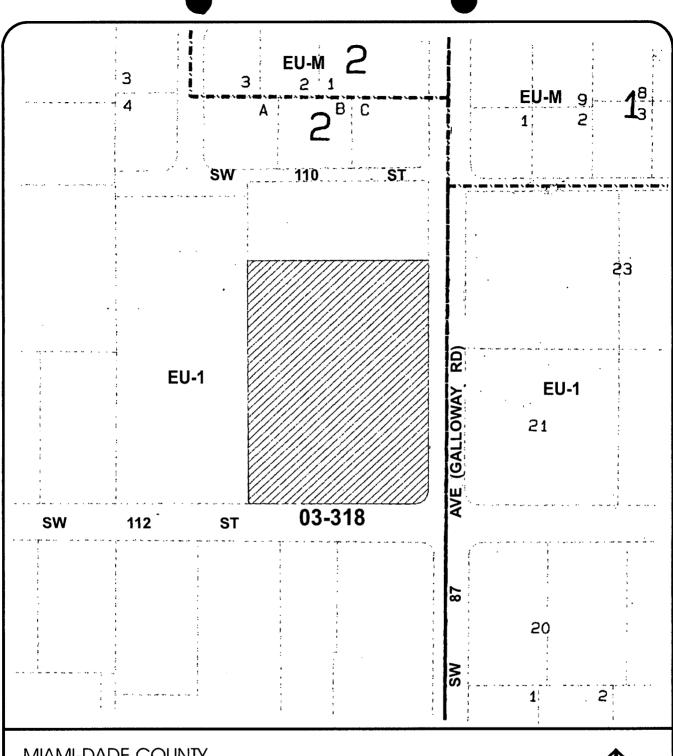
including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests]. NAME OF PURCHASER:_ Percentage of Interest NAME, ADDRESS AND OFFICE (if applicable) Date of contract: If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust: NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required. The above is a full dissource of all parties of interest in this application to the best of my knowledge and belief. (Applicant) day of October Sworm to and subscribed before the this 2
u2003 Affiant is personally known to has produced as identification. (Notáry Public)

If there is a CONTRACT FOR PURCHASE by a Corporation, Trust or Partnership, list purchasers below,

My commission expires _

^{*}Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.





MIAMI-DADE COUNTY

HEARING MAP

Section: 09 Township: 55 Range: 40

Process Number: 03-318

Applicant: A WALK IN GALLOWAY PARK, INC.

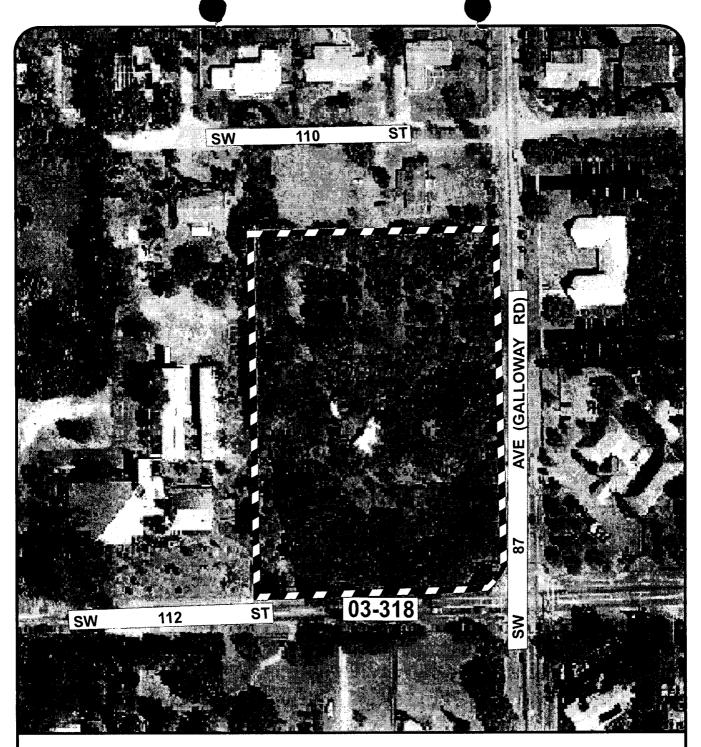
District Number: 08 Zoning Board: C12 Drafter ID: ALFREDO

Scale: 1:200'



SUBJECT PROPERTY





MIAMI-DADE COUNTY **AERIAL**

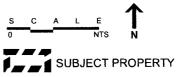
Section: 09 Township: 55 Range: 40

Process Number: 03-318

Applicant: A WALK IN GALLOWAY PARK, INC.

District Number: 08 Zoning Board: C12 Drafter ID: ALFREDO

Scale: NTS





1. A WALK IN GALLOWAY PARK, INC. (Applicant)

04-5-CZ12-2 (03-318) BCC/District 8 Hearing Date: 10/21/04

Property C	wher (ii dilierent from appli	Canty Same.		
	n option to purchase □/ le quest? Yes □ No ☑	ease □ the property predicate	ed on the appro	oval of the
Disclosure	of interest form attached?	Yes ☑ No □	•	
	Previous Zo	ning Hearings on the Proper	<u>ty:</u>	,
<u>Year</u>	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

COMMUNITY ZONING APPEALS BOAR. AREA 12 MOTION SLIP

HEARING NUMBER		HEARING DATE	R	RESOLUTION NUMBE		
04-5-CZ12-2 (03-318)		May 11, 2004		CZAB120		
DEPT. REC: Denial without prejud	lice.			,		
WITHDRAW: Entire Appli	ication	ITEMS				
DEFER: INDEFINITI	ELY	M TO: June 9	<u>, 2004</u> [☐ W/Le	ave To Ame	
DENY: WITH PRE	JUDICE	WITHOUT PI	REJUDICE			
ACCEPT PROFFERED COVE	NANT	ACCEPT REV	ISED PLAI	NS		
APPROVE PER REQUI		PER DEPART	MENT [PER	D.I.C.	
	_					
OTHER: No qui	crun	1			·····	
OTHER: No qu	Crun	1				
	M/S	NAME	YE	S NO	ABSENT	
	M/S		YE	S NO	ABSENT	
TITLE	M/S Pegg	NAME by BRODEUR HERRERA	YE	ES NO	ABSENT	
TITLE MS. MS. MR.	M/S Pegg Millie	NAME by BRODEUR HERRERA glas A. KRUEGER	YE	S NO	ABSENT	
TITLE MS. MS. MR. MR.	M/S Pegg Millie Doug Nels	NAME BY BRODEUR HERRERA BJIAS A. KRUEGER ON A. VARONA	YE	ES NO	ABSENT	
TITLE MS. MS. MS. MR.	M/S Pegg Millie Doug Nels Robe	NAME by BRODEUR HERRERA glas A. KRUEGER	(C.A.)	ES NO	ABSENT	

COMMUI MIAMI-DADE COUNTY ZONING APPEALS BOAR AREA 12 MOTION SLIP

APPLICANT'S NAME: A WALK IN GALLOWAY PARK, INC.			
REPRESENTATIVE(S):			
HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
04-5-CZ12-2 (03-318)	JUNE 09, 2004	CZAB1204	
DEPT. REC: Denial without prejudice.			
WITHDRAW: Entire Application	on ITEMS		
D DEFER: INDEFINITELY	TO: July 6, 2004	W/Leave To Amen	
DENY: WITH PREJUI	DICE WITHOUT PRE	JUDICE	
ACCEPT PROFFERED COVENAN	NT ACCEPT REVISE	D PLANS	
APPROVE PER REQUEST WITH STD. CO	_	NT PER D.I.C.	
OTHER: Due to a lack of time	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
•			
NTLE W/S	NAME	YES NO ABSENT	
MS.	Peggy BRODEUR		
MS.	Millie HERRERA		
MR.	Douglas A. KRUEGER		
MS.	Carla SAVOLA		
MR.	Nelson A. VARONA		
VICE-CHAIRMAN	Robert W. WILCOSKY		
CHAIRMAN	Jose I. VALDEZ (C.)	A.)	
VUIDITO, TVEO MUO		E:to	
KHIBITS: YES MO	COUNTY ATTORNEY: STE	-PHEN STIEGLITZ	

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: A Walk in Galloway Park, Inc.

PH: Z03-318 (04-5-CZ12-2)

SECTION:

9-55-40

DATE: October 21, 2004

COMMISSION DISTRICT: 8

ITEM NO.: 1

A. INTRODUCTION

o REQUEST:

The applicant is appealing the decision of Community Zoning Appeals Board #12 which denied the following:

EU-1 to EU-M

o **SUMMARY OF REQUEST:**

This application is appealing the denial of the request to change the zoning on the subject property from single family one acre estate district to estate modified residential district.

o LOCATION:

The northwest corner of SW 112 Street & S.W. 87 Avenue, Miami-Dade County, Florida.

o SIZE: 4 acres.

o **IMPACT**:

The rezoning of the property will allow the applicant to build 9 units where the existing zoning would only allow a total of 4 units. However, the rezoning will increase the population in the area, will bring more children to local schools, will increase the demand for water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

 The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for estate density residential. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. 2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

EU-1; single family residence

Residential, estate density, 1 to

2.5 dua

Surrounding Properties:

NORTH: EU-1; single family residence

Residential, estate density, 1 to

2.5 dua

SOUTH: EU-1; temple

Residential, estate density, 1 to

2.5 dua

EAST: EU-1; church and school

Residential, estate density, 1 to

2.5 dua

WEST: EU-1; church

Residential, estate density, 1 to

2.5 dua

The subject property is located on the west side of SW 87 Avenue (Galloway Road) and north of SW 112 Street. The area immediately surrounding the subject property is characterized by single family homes and institutional uses consisting of private schools, churches and temples.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site: Unacceptable

Location of Buildings: N/A

Compatibility: Unacceptable

Landscape Treatment: N/A
Open Space: N/A

Buffering: N/A Access: N/A

Parking Layout/Circulation: N/A

Visibility/Visual Screening:

Energy Considerations:

Roof Installations:

N/A

Service Areas:

N/A

Signage:

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for district boundary changes taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM No objection*
Public Works No objection*
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection
Schools 2 students

H. ANALYSIS:

A Walk in Galloway Park, Inc. is appealing the decision of the Community Zoning Appeals Board #12 (CZAB-12) which denied without prejudice by a vote of 4 to 3 a district boundary change from EU-1, Single Family One Acre Estate District, to EU-S, Estate Modified Residential District. Prior to the CZAB-12 meeting the applicant had amended the application to request EU-S zoning in lieu of EU-M. The applicant is alleging that the Community Zoning Appeals Board's decision was not based on substantial competent testimony presented in the hearing to support a denial. The applicant further states that the application is consistent with the CDMP and with

^{*} subject to the conditions stated in their attached memoranda

adjacent densities and development. The CDMP states that existing zoning and uses are consistent wit the Land Use Plan (LUP) map. The existing EU-1 zoning is consistent with the CDMP. As such, the CZAB-12's decision to retain the existing EU-1 zoning is consistent with the CDMP.

The subject property is located on the northwest corner of SW 87 Avenue and SW 112 Street. The applicant is seeking a district boundary change from EU-1, Single Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District. EU-M zoning permits a maximum density of 2.42 units per acre, a minimum lot area of 15,000 sq. ft., a minimum depth of 115', and a minimum width of 120'. However, with the use of Severable Use Rights (SUR's) EU-M zoning would permit a minimum lot area of 12,500 sq. ft., a minimum depth of 115', and a minimum width of 100'.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Miami-Dade County Public Schools (MDCPS) met with the applicant on March 15, 2004, to discuss the impact of the proposed development on public schools. At the time of this writing, MDCPS and the applicant had not formalized a mitigation option to address school issues. The Public Works Department has no objection to this application. The development abuts a state maintained road (SW 112 Street). This application does meet the traffic concurrency criteria and will generate 11 additional pm daily peak hour trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable Level of Service (LOS) of the area roadways which are currently operating at LOS "B" and "C".

This application will allow the applicant to provide additional housing for the community. The Land Use Plan (LUP) Map designates this site for Estate Density Residential use which allows a maximum density of 2.5 units per gross acre. This designation would result in a maximum development of 10 residential units on this site. The subject property is unique in that it is surrounded by mostly institutional uses on all sides and is separated from the EU-1 estate homes to the west and south by said uses. This community is characterized by EU-1 zoned lots and staff is not in favor of the subdivision of this well established residential estate neighborhood with EU-M size lots. Although the density permitted by EU-M zoning is consistent with the density indicated on the Land Use Plan (LUP) map, staff is of the opinion that EU-M zoning would precipitate further subdivision which would be incompatible with the surrounding community. Noting staff's objection to EU-M zoning, the applicant has proposed EU-S zoning in lieu of EU-M. EU-S zoning will allow the development of lots with a gross area of 25,000 sq. ft. The applicant intends to proffer a covenant indicating that in the event the property is zoned EU-S the property will not be developed utilizing Severable Use Rights. The rezoning of the property to EU-S in lieu of EU-M, subject to the Board's acceptance of the aforementioned covenant ensuring that the minimum lot area will be 25,000 square feet gross, would not have a negative effect on the surrounding properties and would permit a development that is consistent with the Land Use Plan (LUP) map's estate density designation.

I. RECOMMENDATION:

Modified approval of the appeal to permit a rezoning to EU-S in lieu of EU-M, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED:

04/07/04

DATE TYPED:

04/12/04

DATE REVISED:

05/06/04; 05/19/04; 06/22/04; 08/20/04; 08/23/04

DATE FINALIZED:

08/23/04

DO'QW:MTF:JED

Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



MEMORANDUM





TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

January 16, 2004

SUBJECT:

C-12 #Z2003000318

A Walk in Galloway Park, Inc.

NWC of SW 112th Street & SW 87th

Avenue

DBC from EU

(EU-1) (4 Ac. 09-55-40

AN 23 2004

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

MAMI-DADE COUNTY

DIRECTOR'S OFFICE

BYPT OF DEADNING & TOWN

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Liquid Waste Disposal:

Sanitary sewers are presently approximately ½ mile north of this site, however, DERM has no objection to low intensity development served by interim septic tanks provided that the maximum sewage loading allowed by the Code is not exceeded and the proposed lots are connected to the public water supply. Based on the available information, the proposed use served with septic tanks would not exceed the maximum allowable sewage loading for the subject site.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

An on-site inspection revealed the presence of several specimen-sized (truck diameter ≥ 18") trees. Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, which are on the site. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. Prior to site plan approval, the applicant must submit, for DERM approval, either:

- 1. A revised site plan which includes the location and preservation of all specimensized trees at their current location, or
- 2. A Letter of Demonstration explaining why the specimen-sized trees cannot be preserved at their current location.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

C-12 #Z2003000318 A Walk in Galloway Park, Inc. Page 3

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: A Walk in Galloway Park, Inc.

This Department has no objections to this application.

Since this development abuts a State maintained road (SW 112 St.), the applicant must contact the district office at 305-470-5367, certain restrictions may apply.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 11 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-2276	Don Shula Expwy. n/o Killian Pkwy.	C	C
F-1093	SW 112 St. w/o US-1	C	С
F-1077	SW 87 Ave. n/o SW 132 St.	C	C
F-1089	SW 112 St. e/o SR 874	В .	В

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A. Pino, P.L.S.

MAY 04 2004

Date



Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent Facilities Operations, Maintenance and Planning

March 17, 2004

Miami-Dade County School Board
Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram. Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman

Perla Tabares Hantman Betsy H. Kaplan Dr. Marta Pérez Dr. Solomon C. Stinson

> Superintendent of Schools Merrett R. Stierheim

Ms. Maria Teresa-Fojo, Division Chief Miami-Dade County Department of Planning and Zoning Zoning Evaluation Section 111 NW 1 Street, Suite 1110 Miami. Florida 33128

Re: A Walk In Galloway Park, Inc. - Application No. 03-318 (CC12)
Northwest Corner of S.W. 112 Street and S.W. 87 Avenue

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will only impact Palmetto Middle School and Miami Killian Senior High School currently operating at 161% and 151% of FISH % utilization, respectively (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on March 15, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. The District will advise the County in writing in the event the applicant and the District formalize a mitigation option to address school issues. Please be advised that any options proffered are subject to School Board approval.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Ms. Maria Teresa-Fojo March 17, 2004 Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 8-unit development is estimated to generate approximately \$19,584 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely

Patricia Good Coordinator III

PG:am L-2343 Attachment

cc: Ms. Ana Rijo-Conde

Mr. Fernando Albuerne

Mr. Michael A. Levine

Mr. Ivan M. Rodriguez

Ms. Vivian Villaamil

Mr. Simon Ferro

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:

No. 03-318, A Walk in Galloway Park, Inc. (CC12)

REQUEST:

Zone change from EU-1 to EU-M

ACRES:

4 acres

LOCATION:

Northwest Corner of S.W. 112 Street and 87 Avenue

UNITS:

4 additional units (4 units currently permitted under existing zoning

classification, for a total of 8 units)

ESTIMATED STUDENT

POPULATION:

2 students *

ELEMENTARY:

1

MIDDLE:

_

SENIOR:

1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:

Vineland Elementary – 8455 S.W. 119 St.

MIDDLE:

Palmetto Middle - 7351 S.W. 128 St.

SENIOR HIGH:

Miami Killian Senior - 10655 S.W. 97 Ave.

All schools are located in Access Center 5

^{*} Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2003:

morniadon room	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Vineland Elem.	654/		109%/		90%/
	655*	602	109%*	125	90%*
Palmetto Middle			•		
	1777	966	184%	140	161%
Miami Killian Sr.					
	3772/		169%/		151%/
	3,773*	2,238	169%*	257	151%*
* Includes proposed de	velonment				

^{*} Includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold.

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2003:

Vineland Elementary:

Access to computers:	In each classroom, in special
·	computer labo and modia conter

computer labs and media center

Capital Improvements in the past year: None

Recognition for Academic Achievement: FL School Recognition Program

Special Programs: Before School Care and

Enrichment Classes

Lunch schedule: Begins at 10:35 a.m.

Non-instructional space utilized for

instructional purposes: Office, Teacher's Planning Rooms

and Media Center

Teachers required to float/travel:

Art and Music

Palmetto Middle:

Access to computers: In each classroom, special

computer labs and media center

Capital Improvements in the past year: Classrooms and Media Center, Art

Photo Lab, Computer Lab and new

Admin. Offices

Recognition for Academic Achievement: None

Special Programs: Magnet Program, Enrichment,

Vocational and Community

classes

Lunch schedule: Begins at 11:35 a.m.

Non-instructional space utilized for instructional purposes: Custodial Office

Teachers required to float/travel: Math

Miami Killian Senior High:

Access to computers: In each classroom, in special

computer labs and in the Media

Center

Capital Improvements in the past year: Gym

Recognition for Academic Achievement: None

Special Programs: Vocational, Enrichment and

Community Classes

Lunch schedule: Begins at 10:50 a.m.

Non-instructional space utilized for

instructional purposes: Offices, Storage Rooms and

Auditorium

Teachers required to float/travel: Science, Social Studies and

Health

PLANNED RELIEF SCHOOLS IN THE AREA (information as of March 2004):

School Addition @ Palmetto Middle (242 student stations)	<u>Status</u> Design	Projected Occupancy Date December 2004
Addition @ Miami Killian Sr.	Design	June 2006

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$11,666.

CAPITAL COSTS: Based on the State's March-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY MIDDLE SENIOR	0	X	\$ 13,401 \$ 15,365 \$ 20,333	=	\$0
Total Potential Cap	ital C	ost			\$ 33,734

^{*} Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.



ZONING REPORT



(APLICATIONS REVIEWED SINCE JANUARY 2001) CC12

	Applicant Name & Number	Location Address	Units/Stüdents	Schools	Board District(s) Region(s)	Community Council/Date	Approved Denied/ Comment
1	HOWARD MARLOWE #03-243	N of SW 32 St. and W of SW 145 Ave.	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC12	PENDING
2	OTTO GONZALEZ JR #01-364	6725 SW 97 Ave.	0 Students	SNAPPER CREEK ELEM GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 1/24/02	DENIED , .
3	TASNIM UDDIN #02-266	E of SW 89 Ct. and N of SW 72 St.	8 Units/ 3 Students	BLUE LAKES ELEM-1 GLADES MID-1 KILLIAN SR-1	8/5 8/5 6/5	CC12 10/09/03	APPROVEC
4	CAULEY PALISADE CORP. #02-096	9325 SW 128 St.	7 Units/ 3 Students	VINELAND ELEM-1 PALMETTO MID-1 KILLIAN SR-1	7/5 9/5 6/5	CC12 10/22/02	APPROVE
5	HARLON & ANN SACHS #02-140	9500 SW 68 St.	3 Units/ 1 Student	SNAPPER CREEK ELEM-1 GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 10/22/02	APPROVE
6	ARLENE POLLOCK #01-110	S of SW 96 St. and W of SW 107 Ct.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR	7/5 7/5 6/5	CC12 11/07/01	APPROVE
7	DAVID KING #01-109	SWC of SW 96 St. and SW 107 Ct.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR	7/5 7/5 6/5	CC12 11/07/01	APPROVEC
8	JAY A. DAVIS #01-108	S of SW 96 St. and W of SW 107 Ave.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR	7/5 7/5 6/5	CC12 11/07/01	APPROVE
9	HENRY FORERO #02-172	13010 SW 102 Ave.	4 Units/ 1 Student	LEEWOOD ELEM-1 PALMETTO MID KILLIAN SR	7/5 9/5 6/5	CC12 11/26/02	APPROVE
10	JORGE A. RODRIGUEZ #02-264	5810 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 11/26/02	APPROVE
11	LUDLAM POINT CLUB, LLC #02-221	6801 SW 44 St.	118 Units/ 17 Students	S. MIAMI ELEM-8 S. MIAMI MID-4 S. MIAMI SR-5	6/5 6/5 8/5	CC12 11/26/02	APPROVE
12	HHJ DEVELOPMENT, LLC #01-388	8820-90 SW 94 St.	3 Units/ 1 Student	KENWOOD ELEMID-1 KILLIAN SR	6/5 6/5	CO12 11/2\/02	DENIED
13	AVIS KAPLOW KALLAN #02-269	11860 SW 80 St.	58 Units/ 32 Students	SUNSET PARK ELEM-15 GLADES MID-8 KILLIAN SR-9	6/5 8/5 6/5	CC12 /12/18/02	APPROVE
14	MARTA DE VARONA #00-370	9390 SW 66 St.	2 Units/ 1 Student	SNAPPER CREEK ELEM-1 GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 2/20/01	APPROVE



ZONING REPORT

001)

"(APLICATIONS REVIEWED SINCE JANUARY 2001) CC12

	EMILIA A. LAVIN	7890 SW 72 Ave.	4 Units/	LUDLAM ELEM-1	6/5	CC12	DENIED
	#01-375	7030 3VV 72 AVE.	2 Students	S. MIAMI MID-1	6/5	3/26/02	
15	#01-070		2 0.000,	S. MIAMI SR	8/5		
	RAMON LAVIN	N of SW 80 St.	3 Units/	LUDLAM ELEM-1	6/5	CC12	DENIED
	#01-378	and approx. 152'	1 Student	S. MIAMI MID	6/5	3/26/02	
16	1	W of SW 72 Ave.		S. MIAMI SR	8/5		
					*		
	JOSEPH C. SHAW, "	7990 SW 112 St.	3 Units/	VINELAND ELEM-1	7/5	CC12	APPROVED
	TRUSTEE		1 Student	PALMETTO MID	9/5	5/13/03	İ
17	#02-182			PALMETTO SR	9/5		
	RAUL & JUANA GAMAZO	10305 SW 70 St.	1 Units/	SNAPPER CREEK ELEM	8/5	CC12	APPROVED
18	#02-345		0 Students	GLADES MID	8/5 8/5	5/13/03	1
10			•	SOUTHWEST MIAMI SR	6/5		
	DUILLE O DONNA	0 -4 0 14 440 04	5 Units/	VINELAND ELEM-1	7/5	CC12	WITHDRAWN
	PHILLIP & DONNA SLOTSKY, ET AL	S of SW 112 St. and W of SW 87	2 Students	PALMETTO MID-1	9/5	5/13/03	TWILL DESCRIPTION OF THE PARTY
19	#02-346	Ave.	2 0.000110	KILLIAN SR	6/5]	
-							
	ROSA, OTIS & JAMES	S of SW 126 St. &	11 Units/	VINELAND ELEM-2	7/5	CC12	APPROVED
	WHITEHEAD	E of SW 92 Ave.	4 Students	PALMETTO MID-1	9/5	5/28/03	
20	#03-024			PALMETTO SR-1	9/5		
							<u> </u>
	SILVERWINGS	E of SW 80 Ave. &	17 Units/	VINELAND ELEM-3	7/5	CC12	APPROVED
	DEVELOPMENT LLC	S of SW 110 St.	6 Students	PALMETTO MID-1	9/5	5/28/03	1
21	#03-035			PALMETTO SR-2	9/5		
	CENERAL CONFERENCE	8100 SW 117 Ave.	10 Units/	SUNSET PARK ELEM-3	6/5	CC12	APPROVED
	GENERAL CONFERENCE CORP OF 7TH DAY	10100 SW 117 AVE.	6 Students	GLADES MID-1	8/5	7/05/01	7.11.012.5
22	ADVENTIST		o oluderno	KILLIAN SR-2	6/5	///	1
	#00-440						i
	JIMMY DIAZ	4920 SW 76 St.	1 Units/	CORAL GABLES ELEM	6/4	CC12	APPROVED
	#03-109		0 Students	PONCE DE LEON MID	9/4	7/3/03	!
23				CORAL GABLES SR	6/4		
	ROBET S. NEUMANN	9720 SW 92 Terr.	2 Units/	KENDALE ELEM-1	7/5 8/5	CC12 7/3/03	APPROVED
24	#03-083		1 Student	GLADES MID KILLIAN SR	6/5	1/3/03	ł
24		·		MILLIAN ON	""		1
	SLMK COP. & LAURISSE K.	SEC of SW 84	3 Units/	VINELAND ELEM-1	7/5	CC12	APPROVED
	MASRI, TRUSTEE	Ave. & S of SW	1 Student	PALMETTO MID	9/5	7/3/03	1
25	#03-118	110 St.		KILLIAN SR	6/5		
	1			·			
	MARQUISE'S	9520 SW 92 St.	3 Units/	KENDALE ELEM-1	7/5	CC12	APPROVED
26	INVESTMENTS, LLC	<u> </u>	1 Student	GLADES MID	8/5 6/5	9/20/01	1
26	#00-176			KILLIAN SR	6/5		
	HHJ DEVELOPMENT, LLC	SEC of SW 89	3 Units/	KENWOOD ELEMID-1	6/5	CC12	APPROVED
	#03-117	Ave. & SW 94 St.	1 Student	KILLIAN SR	6/5	9/23/03	1
27	#### TIT		. 3.000111				1
							1
	AMIGOS INVESTMENT, INC.	13630 SW 97 Ave.	3 Units/	LEEWOOD ELEM-1	7/5	CC12	PENDING
	#03-351		2 StudentS -	PALMETTO MID-0	9/5	1	1
28		1		KILLIAN SR-1	6/5		
	ENRIQUE PIWKO	NEC of SW 84	2 Units/	KENWOOD ELEMID-1	6/5	CC12	APPROVED
29	#03-333	Ave. and SW 94	1 Student	KILLIAN SR	6/5	3/10/04	1
29		St.					1
						L	

20

Note: There are two applications that are pending which would generate 6 students.

ZONING REPORT

(APLICATIONS REVIEWED SINCE JANUARY 2001) CC12

SCHOOLS	POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE * UTILIZATION INCLUDING RELOCATABLE
BLUE LAKES ELEM	564	1 .	565	813	38	66%
KENDALE ELEM	598	5	603 %	4 555	46	100%
KENWOOD ELEM	1106	2	1108	928	21	117%
LEEWOOD ELEM	648	1	649	634	48	95%
S. MIAMI ELEM	569	8	577	308	149	126%
SNAPPER CREEK ELEM	603	2	605	508	0	119%
SUNSET PARK ELEM	728	18	746	701	23	103%
VINELAND ELEM	654	8	662	602	125	91%
ELEMENTARY TOTALS	5470	45	5515	5049	450	100%
ARVIDA MID	1861	3	1864	991	184	159%
GLADES MID	1532	- 10	1542	870	176	147%
PALMETTO MID	1777	3	1780	966	140 .	161%
S. MIAMI MID	1219	4	1223	739	90	148%
MIDDLE TOTALS	6389	20	6409	3566	590	154%
MIAMI KILLIAN SR	3772	13	3785	2238	257	152%
MIAMI PALMETTO SR	3408	3	3411	2070	234	148%
SOUTH MIAMI SR	2900	5	2905	1802	307	138%
SENIOR HIGH TOTALS	10080	21	10101	6110	798	146%

1838 133% TOTAL 21939 86 22025 14725

Updated3/17/2004 2

 $\mathcal{A}_{i} = \mathcal{I}_{i} g_{i} \cdot \mathbf{F}_{i}^{*} \cdot \mathbf{g}_{i},$

CHARTER SCHOOLS 2002-2003

REV. 6-12-03

			2002-2003			ě		NLV. 0-12-0
Mail Code	Name and Address Of Charter School	Actual Enrollment	Pro	jected Enrollme	ent	Grade	ACCESS	Voting
		(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	l	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	l	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	l	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	ı	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	1	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	l	. 1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	. 386	525	525	525	K-8	l	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II.	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	H	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	111	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	111	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Mlami, FL 33122	488	500	500	500	K-5	111	5

Mail Code	Name and Address Of Charter School	Actual Enrollment	Pro	jected Enrollme	nt	Grade	ACCESS	Voting
		(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	5.00	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	. 8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

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Mali Code	Name and Address	Actual Enrollment	1 1010000 FINOINIENE		ent	Grade	de ACCESS	Voting
		(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7
. •	Grade levels for school year 2002-2003	<u></u>						

NEW CHARTER SCHOOLS APPROVED TO	OPEN FOR THE	2003-2004 SCHOOL VEAD.
		TOOG-TOOL SCHOOL SCAIL

(Rev. 3/21/03)

Name and Address	Pro	ojected Enrollmen	t	03-04	Max Grade	ACCESS
Of Charter School	2003-2004	2004-2005	Maximum	Grade Level	Level	Center
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	1
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	1 .
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	II
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	11
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	111
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	tti
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	576	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	iv

Name and Address	Pro	ojected Enroilmen	t	03-04	Max Grade	ACCESS
Of Charter School	2003-2004	2004-2005	Maximum	Grade Level	Level	Center
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 A Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. &164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE comer of Tumpike & Quall Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Toblas Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

temporary location for the first year - the permanent location will be at SW 180 Street & 107 Ave.



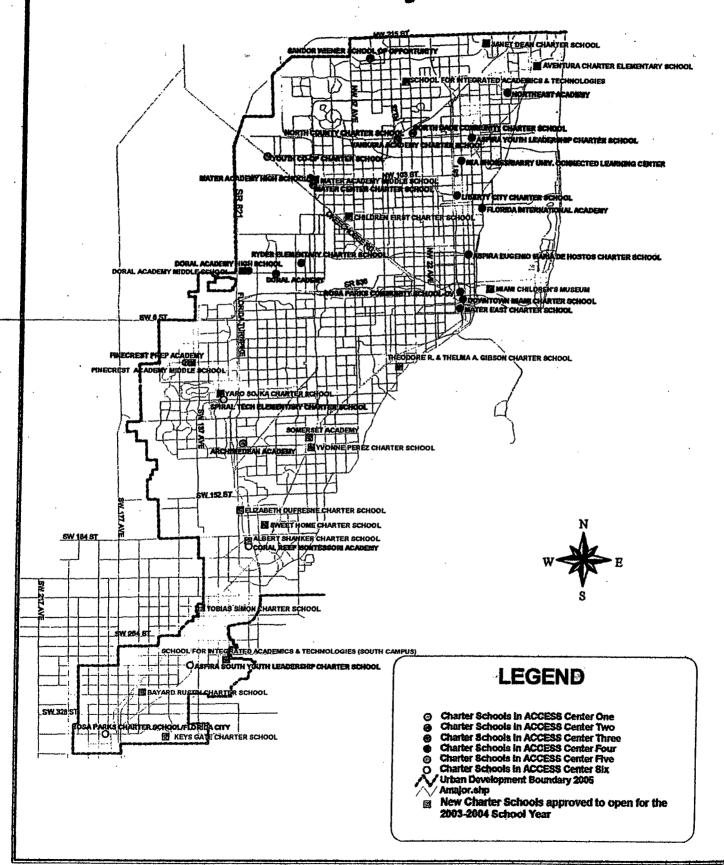
A CONTROL STATE OF THE STATE OF	The Market and the supplement	
Anelinalione application of the control of the cont	THE REPORT OF THE PART OF THE PARTY OF THE P	
	Schools	Maximum Enrollment Capacity
Chancenor Charter School at Coral Gables	i	
Coral Gables Community Charter School	<u> </u>	750
Miami-Dade Charter Foundation	6	600
Miami-Dade Charter Schools, Inc.	2	5,400
Miami-Shores Charter High School		3,200
Somerset Academy	1	600
Balere Language Academy	8	8,600
Mater Gardens Academy Elementary School	<u> </u>	450
Mater Springs Academy Elementary School	<u> </u>	900
Mater Academy South Charter School	1	600
Mater Gardens Academy Middle School	1	900
Mater Springs Academy Middle School	11	450
Sahai Palm Charter With Cabaci Marie Cal	1	300
Sabal Palm Charter High School (West Higleah Academy) Charter Academy of Excellence	1	800
Total applications 14	1	600
Total applications: 14	27	24,150

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Charter Schools by ACCESS Center



PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY AMOUNT OF FEE	- GERNEIN
RECEIPT#	DE 3.38
DATE HEARD: <u>07 /06/04</u>	JUL 25 2004
BY CZAB #	ZONING HEARINGS SECTION ZONING HEARING AND ZONING D MIAMI-DADE PLANHING AND ZONING D
	DATE RECEIVED STAMP
	DATE RECEIVED STANIN

This Appeal Form must be completed in accordance with the "and in accordance with Chapter 33 of the Code of Miami-Dade (be made to the Department on or before the Deadline Date pres	County, Florida, and return must
RE: Hearing No. <u>04-5-CZ12-2 (03-318)</u>	
Filed in the name of (Applicant) _A WALK IN GALLOWA	Y PARK, INC.
Name of Appellant, if other than applicant	
Address/Location of <u>APPELLANT'S</u> property: The Northwest S.W. 87th Avenue, Miami-Dade County, Florida	corner of S.W. 112 Street &
Application, or part of Application being Appealed (Explanation):	Entire appealable application.
Appellant (name):A Walk in Galloway Park, Inc.	
hereby appeals the decision of the Miami-Dade County Communication of the above subject matter, and in accordance we Chapter 33 of the Code of Miami-Dade County, Florida, hereby of County Commissioners for review of said decision. The ground reversal of the ruling of the Community Zoning Appeals Board are (State in brief and concise language)	ith the provisions contained in makes application to the Board nds and reasons supporting the
The Community Council erred in denying the application. The application is a second control of the community Council erred in denying the application.	oplication is consistent with
the CDMP and with adjacent densities and developments. The	re was no substantial
competent testimony presented in the hearing to support a den	ial.

Page 1

APPELLANT N	IUST SIGN THIS PAGE	<u> </u>
Date: 20 day of July	, year: 2004	
	/mw	
•	SIMON FERRO	
	Print Nam	e
	1221 Brickell Avenue, Mia Mailing Ac	
		79-0717
	Phone F	ax ·
REPRESENTATIVE'S AFFIDAVIT If you are filing as representative of an association or other entity, so indicate:	A Walk In Galloway Par Representing Signature	k, Inc.
	SIMON FERRO	
	Print Name	·
	1221 Brickell Avenu	ı e
	Address	
	Miami FL	33131
	City State	Zip
	305-579-0500	
	Telephone Number	er
Subscribed and Sworn to before me on the	20) day of July	_,year <u>200</u> 4
	Motary Public	ucas
	(stamp/seal)	Leyla M. Lucas My Commission DD201132 Expires September 24, 2006

Commission expires:

RESOLUTION NO. CZAB12-22-04

WHEREAS, A WALK IN GALLOWAY PARK, INC. applied for the following:

EU-1 to EU-M

SUBJECT PROPERTY: The SE ¼ of the SE ¼ of the NE ¼, less the west 266' and less the north 160' in Section 9, Township 55 South, Range 40 East, and less the south 35' and the east 35' for road purposes.

LOCATION: The Northwest corner of S.W. 112 Street & S.W. 87 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 12 was advertised and held, as required by law, and all interested parties concerned
in the matter were given an opportunity to be heard, and at which time the applicant
proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Millie Herrera, seconded by Peggy Brodeur, and upon a poll of the members present the vote was as follows:

Peggy Brodeur	aye	Carla Savola	aye
Millie Herrera	aye	Nelson Varona	nay
Douglas Krueger	nay	Robert W. Wilcosky	aye

Jose I. Valdes nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 12, that the requested district boundary change to EU-M be and the same is hereby denied without prejudice.

APPELLANT'S AFFIDAVIT OF STANDING (must be signed by each Appellant)

STATE OFFLORIDA
COUNTY OF MIAMI-DADE
Before me the undersigned authority, personally appeared SIMON FERRO, as attorney for (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.
The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:
(Check all that apply)
1. Participation at the hearing 2. Original Applicant 3. Written objections, waivers or consent
Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.
Further Appellant says not.
Mitnesses: hella Maucas Ams
Signature Appellant's signature
Print Name SIMON FERRO Print Name
Print/Name Print Name
Signature
Print Name
Sworn to and subscribed before me on the day of Very, year 200.7
Appellant is personally know to me or has producedas identification.
Leyla M. Lucas Notary My Commission DD201132 Expires September 24, 2005 Notary (Stamp/Seal)
Commission Expires:
·

Page 3

[b:forms/affidapl.sam(11/03)]

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-22-04 adopted by said Community Zoning Appeals Board at its meeting held on the 6th day of July 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of July, 2004.

Luis Salvat, Deputy Clerk (2678)

Miami-Dade County Department of Planning and Zoning

SEAL



The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 6th day of July, 2004.

Hearing No. 04-5-CZ12-2 Is

TEAM METRO KENDALL OFFICE

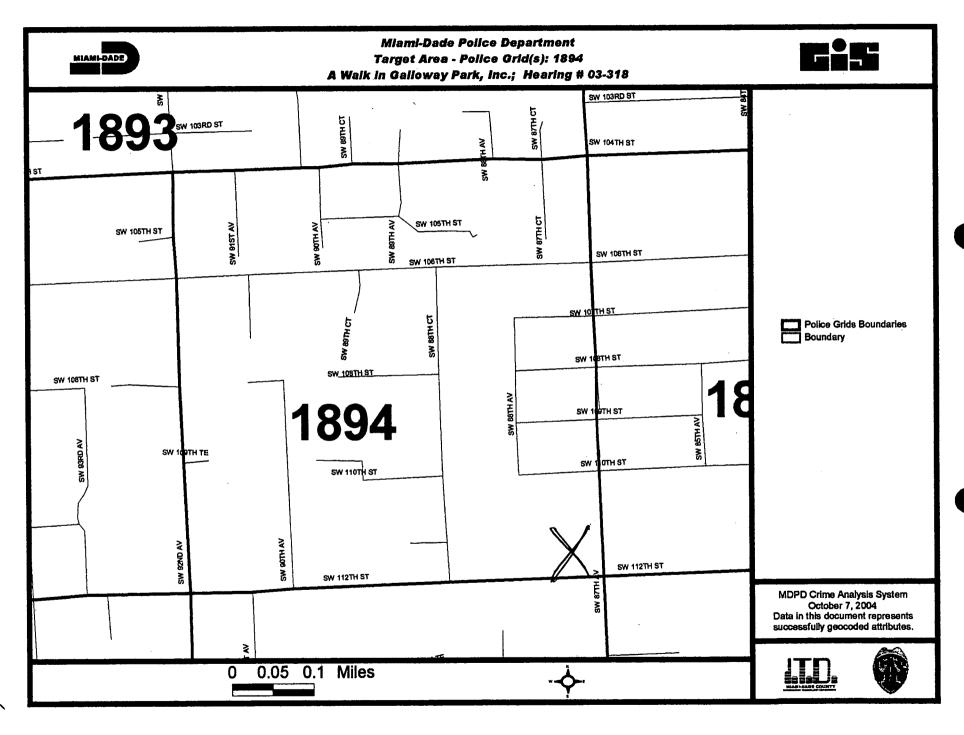
ENFORCEMENT HISTORY

A Walk in Galloway Park, Inc.	NW corner of SW 112 St. & SW 87 Ave.
APPLICANT	ADDRESS
10/21/04	03-318
DATE	HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

10/07/04

An inspection revealed no violations. No open Team Metro cases.





Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1894")) and (Dis.Signal Code in ("13") 14" - 15" , "16" , "17", "16" "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "28", "30", "31", "32", "32", "38", "39", "30", "31", "32", "32", "33", "34", "35", "36", "37", "38", "38", "37", "38", "48", "48", "48", "48", "48", "48", "48", "48", "48", "48", "48", "48", "48", "48", "38", "38", "38", "38", "38", "48", "44", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")))) and Common and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Grid	Signal Code	Signal Description	Total
1894	13	SPECIAL INFORMATION/ASSIGNM	3
	14	CONDUCT INVESTIGATION	15
	15	MEET AN OFFICER	96
	17	TRAFFIC ACCIDENT	3
	19	TRAFFIC STOP	14
	21	LOST OR STOLEN TAG	1
	25	BURGLAR ALARM RINGING	70
	26	BURGLARY	5
	28	VANDALISM	1
	32	ASSAULT	2
•	34	DISTURBANCE	10
	37	SUSPICIOUS VEHICLE	6
	38	SUSPICIOUS PERSON	2
	41	SICK OR INJURED PERSON	2
	44	ATTEMPTED SUICIDE	1
	54	FRAUD	1

Total Not Reported: 71

Total for All Grids : 232

Total Reported: 161



Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

199, "20", '21", '22", '23", '24", '25", '26", '27", '28", '29", '30", "31", '32", "33", "34", "35", "38", "37", "38", "39", "40", "41", '42", "43", '44", "45", '46", '47", "48", '49", '50", '51", '22", '221", '22", '221", '22", '22", '22", '22", '26", '27", '28", '28", '30", "31", '32", '33", '34", '35", '36", '37", '38", '38", '37", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38", '38",

Grid	Signal Code	Signal Description	Total
1894	13	SPECIAL INFORMATION/ASSIGNM	11
:	14	CONDUCT INVESTIGATION	6
	15	MEET AN OFFICER	76
	17	TRAFFIC ACCIDENT	9
	19	TRAFFIC STOP	7
	20	TRAFFIC DETAIL	4
	25	BURGLAR ALARM RINGING	57
	26	BURGLARY	5
•	27	LARCENY	2
	28	VANDALISM	3
	32	ASSAULT	2
	34	DISTURBANCE	15
	36	MISSING PERSON	2
	37	SUSPICIOUS VEHICLE	. 1
	38	SUSPICIOUS PERSON	4
	39	PRISONER	2
	41	SICK OR INJURED PERSON	7
	54	FRAUD	2
		<u></u>	

Total Signals for Grid 1894:

215

Total Reported: 147

Total Not Reported: 68

Total for All Grids: 215



Part I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Crime Information Warehouse

Grid(s): 1894

F13 (51300(#)	and the second of the second o	Carres
orid 1894 2200 - BURGLARY		2
230F - SHOPLIFTING FROM A MOTOR VEHIC	LE	2
230G - SHOPLIFTING ALL OTHERS		1
	Grid 1894 TOTAL	5



NAMI-DADE POLICE DEPARTMEN Part I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Crime Information Warehouse

Grid(s): 1894

and the state of t	The state of the s	and the state of t
irid 1894 350A - NARCOTIC BUY/SELL/POSS/IM	PORT/MANUF	1
	Grid 1894 TOTAL	1
	Grid 1894 TOTAL	1

Grand Total:

6

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110B', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230G', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '



AMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-12-31

YEAR: 2003

Crime Information Warehouse

Grid(s): 1894

irid 1894		<u></u>
230F - SHOPLIFTING FROM A MOTOR VEHIC	CLE	3
230G - SHOPLIFTING ALL OTHERS	`	3
	Grid 1894 TOTAL	6



PAMI-DADE POLICE DEPARTMEN Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-12-31

YEAR: 2003

Crime Information Warehouse

Miami-Dade Police Department

Grid(s): 1894

		Sign of the State Advantage and the State Advantage an
Grid 1894 130B - SIMPLE ASSAULT		2
350A - NARCOTIC BUY/SELL/POSS/IMPORT	/MANUF	2
260A - FRAUD CON/SWINDLE/FALSE PRET.		1
	Grid 1894 TOTAL	5

Grand Total:

11

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '230B', '230C', '230D', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and (Ol.Reporting Agency Code = substring ("030", 1, 3,)) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description

"UNFOUNDED" and Ol.Report Written YN = "Y" and Ol.Grid in ("1894")

DISCLOSURE OF INTEREST*

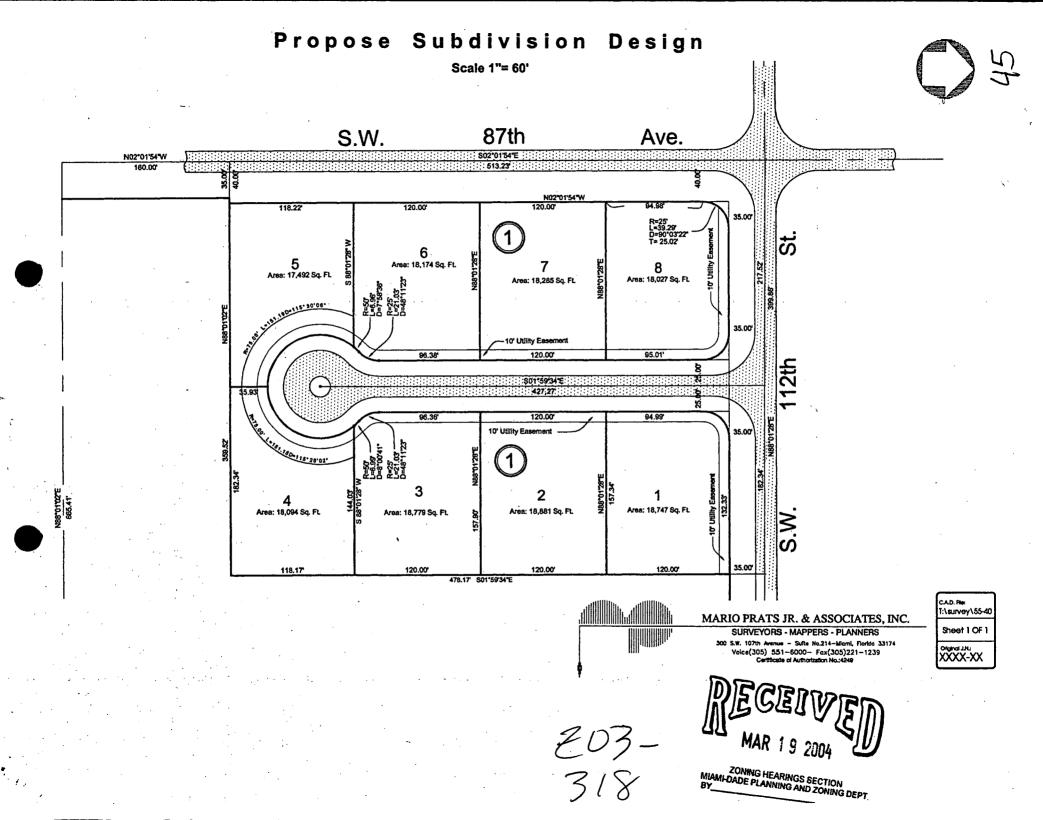
If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

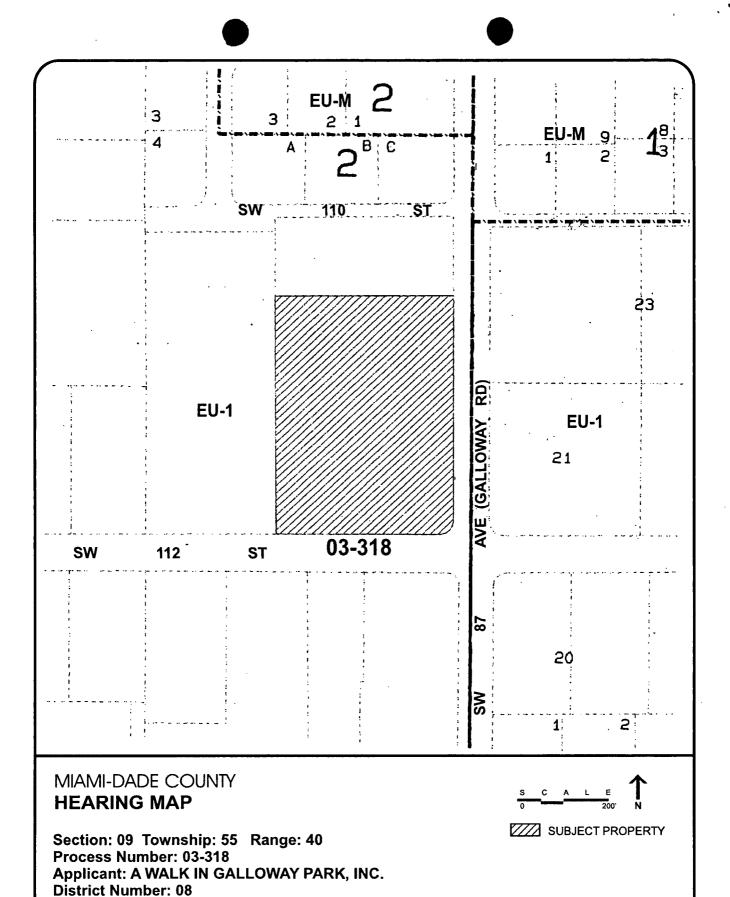
NAME AND ADDRESS	Percentage of Stock
Manuel M. Rodriguez-Fiol	20%
Ricardo Collazo	20%
Jorge Camaraza	20%
Tim Hodgins	20%
Neil Sandberg, Trustee	20%
If a TRUCK on FOTATE come on larges the publications	
If a TRUST or ESTATE owns or leases the subject propinterest held by each. [Note: Where beneficiaries are other be made to identify the natural persons having the ultimate	er than natural persons, further disclosure sha
TRUST/ESTATE NAME:	
NAME AND ADDRESS	Percentage of Interes
	•
	list the principals including general and limite
If a PARTNERSHIP owns or leases the subject property, partners. [Note: Where partner(s) consist of other parentities, further disclosure shall be made to identify the interests].	tnership(s), corporation(s), trust(s) or similar
partners. [Note: Where partner(s) consist of other parentities, further disclosure shall be made to identify the r	tnership(s), corporation(s), trust(s) or similenatural persons having the ultimate ownersh
partners. [Note: Where partner(s) consist of other par entities, further disclosure shall be made to identify the r interests]. PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	tnership(s), corporation(s), trust(s) or simil natural persons having the ultimate ownersh
partners. [Note: Where partner(s) consist of other parentities, further disclosure shall be made to identify the rinterests]. PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	tnership(s), corporation(s), trust(s) or similenatural persons having the ultimate ownership
partners. [Note: Where partner(s) consist of other par entities, further disclosure shall be made to identify the r interests]. PARTNERSHIP OR LIMITED PARTNERSHIP NAME: NAME AND ADDRESS	tnership(s), corporation(s), trust(s) or similanatural persons having the ultimate ownersh Percent of Ownership

stockholders, beneficiaries or partners consist of other corporations entities, further disclosure shall be made to identify natural persons have	s, trusts, partnerships or similar ing ultimate ownership interests].
NAME OF PURCHASER:	
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Date of contract:	
If any contingency clause or contract terms involve additional parties, corporation, partnership or trust:	list all individuals or officers, if a
NOTICE: For changes of ownership or changes in purchase contracts but prior to the date of final public hearing, a supplemental of	after the date of the application, lisclosure of interest is required.
The above is a full disclosure of all parties of interest in this application to the	pest of my knowledge and belief.
Signature: (Applicant),	
Sworn to and subscribed before the this 20 day of October, 26	23. Affiant is personally known to
me or has produced as i	dentification.
(Notary Public)	yla M. Lucas / Commission DD201132 pires September 24, 2005
My commission expires	

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers,

^{*}Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



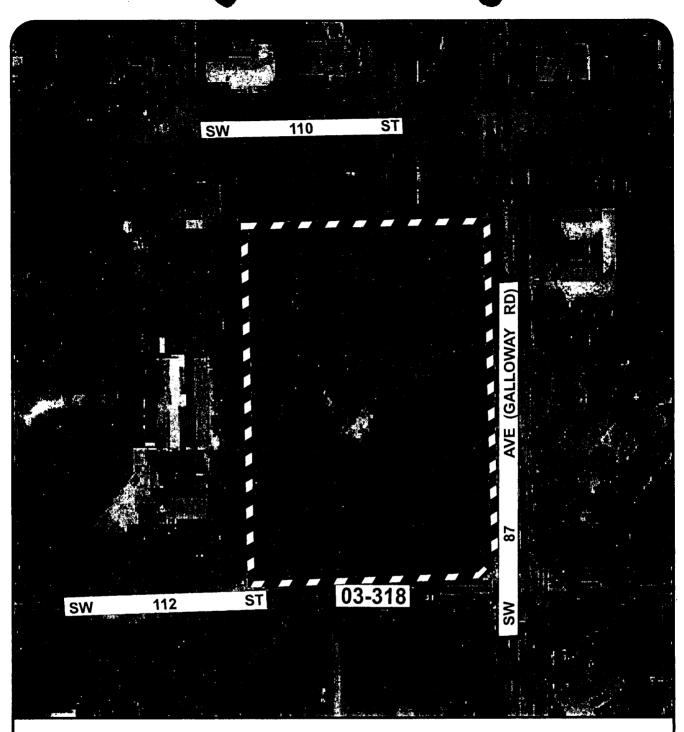


Zoning Board: C12 Drafter ID: ALFREDO

Scale: 1:200'

MIAMI-DADE

G: ZONING DRAFTING 03-318. 1003



MIAMI-DADE COUNTY **AERIAL**

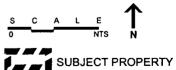
Section: 09 Township: 55 Range: 40

Process Number: 03-318

Applicant: A WALK IN GALLOWAY PARK, INC.

District Number: 08 Zoning Board: C12 Drafter ID: ALFREDO

Scale: NTS





A. A WALK IN GALLOWAY PARK, INC. (Applicant)

04-5-CZ12-2 (03-318) Area 12/District 8 Hearing Date: 7/6/04

Property C	Owner (if different from app	olicant) <u>Same.</u>					
	n option to purchase □/ I Yes □ No ☑	lease \square the property predicated on the	approval	of the zoning			
Disclosure	e of interest form attached?	? Yes ☑ No □					
Previous Zoning Hearings on the Property:							
<u>Year</u>	Applicant	Request	Board	Decision			
	•			NONE			

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY COMMUNEY ZONING APPEALS BOAR MOTION SLIP

APPLICANT'S NAME: A WA	LK IN GA	ALLOWAY PARK, INC.	·				
REPRESENTATIVE(S):			•				
HEARING NUMBER		HEARING DATE	RES	RESOLUTION NUMBER			
04-5-CZ12-2 (03-318)		May 11, 2004		CZAB1204			
DEPT. REC: Denial without preju	dice.						
WITHDRAW: Entire App	lication	ITEMS					
DEFER: INDEFINIT	TELY	TO: June 9,	20cY [W/Lea	ve To Amend		
DENY: WITH PRE	EJUDICE	WITHOUT PRE	JUDICE				
ACCEPT PROFFERED COVE	ENANT	ACCEPT REVIS	ED PLANS				
APPROVE PER REQU		PER DEPARTMI	ENT	PER D	.I.C.		
OTHER: No qu	Crur	77 .					
	,						
TITLE	M/S	NAME	YES	NO	ABSENT		
MS.	Peg	gy BRODEUR			1		
MS.	Millie HERRERA						
MR.	Dou						
MR.	Nel	son A. VARONA					
VICE-CHAIRMAN	Rot						
CHAIRMAN	Jos	e I. VALDEZ (C	C.A.)		/		
KHIBITS: YES V NO		VOCUNTY ATTORNEY:		•	Listian		

MIAMI-DADE COUNTY COMMUNEY ZONING APPEALS BOAR—AREA 12 MOTION SLIP

APPLICANT'S NAME: A WA	LK I	N GALLOWAY PARK, INC	•				
REPRESENTATIVE(S):							
HEARING NUMBER		HEARING DATE	RES	RESOLUTION NUMBER			
04-5-CZ12-2 (03-318)		JUNE 09, 2004	C	CZAB1204			
DEPT. REC: Denial without prejud	ice.					•	
WITHDRAW: Entire Appli	icatio	on ITEMS					
DEFER: INDEFINITI	ELY	TO: July 6, 2004		W/Le	ave To A	mend	
DENY: WITH PRE	EJUC	DICE WITHOUT PRE	UDICE				
ACCEPT PROFFERED COVE	NAN	IT ACCEPT REVISED	PLANS				
APPROVE PER REQUI			ІТ 🗌	PER I	D.I.C.		
OTHER: Due to a lack of tim	e						
	•						
TITLE	M/S	NAME	YES	NO	ABSENT		
MS.	······································	Peggy BRODEUR				J	
MS.	~^	Millie HERRERA					
MR.		Douglas A. KRUEGER					
MS.	***************************************	Carla SAVOLA					
MR.		Nelson A. VARONA					
VICE-CHAIRMAN		Robert W. WILCOSKY					
CHAIRMAN		Jose I. VALDEZ (CA	·.)				
		VOT	E:t	o			
XHIBITS: YES NO		COUNTY ATTORNEY: STE	PHEN ST	<u>IEGLIT</u>	<u>z</u>		

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 12

APPLICANT: A Walk in Galloway Park, Inc.

PH: Z03-318 (04-5-CZ12-2)

SECTION:

9-55-40

DATE: July 6, 2004

COMMISSION DISTRICT: 8

ITEM NO.: A

A. INTRODUCTION

o REQUEST:

EU-1 to EU-M

o SUMMARY OF REQUEST:

The request will allow the applicant to change the zoning on the subject property from single family one acre estate district to estate modified residential district.

o LOCATION:

The northwest corner of SW 112 Street & S.W. 87 Avenue, Miami-Dade County, Florida.

o SIZE: 4 acres.

o **IMPACT**:

The rezoning of the property will allow the applicant to build 9 units where the existing zoning would only allow a total of 4 units. However, the rezoning will increase the population in the area, will bring more children to local schools, will increase the demand for water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for estate density residential. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.
- 2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent

with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING LAND USE PLAN DESIGNATION

Subject Property:

EU-1; single family residence Residential, estate density, 1 to

2.5 dua

Surrounding Properties:

NORTH: EU-1; single family residence Residential, estate density, 1 to

2.5 dua

SOUTH: EU-1; temple Residential, estate density, 1 to

2.5 dua

EAST: EU-1; church and school Residential, estate density, 1 to

2.5 dua

WEST: EU-1; church Residential, estate density, 1 to

2.5 dua

The subject property is located on the west side of SW 87 Avenue (Galloway Road) and north of SW 112 Street. The area immediately surrounding the subject property is characterized by single family homes and institutional uses consisting of private schools, churches and temples.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site: Unacceptable

Location of Buildings: N/A

Compatibility: Unacceptable

Landscape Treatment:

Open Space:

Buffering:

Access:

Parking Layout/Circulation:

N/A

N/A

Visibility/Visual Screening: N/A Energy Considerations: N/A

Roof Installations: N/A Service Areas: N/A A Walk in Galloway Park, In. 03-318 Page 3

Signage: N/A Urban Design: N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for district boundary changes taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection*
No objection
MDTA
No objection
Fire Rescue
Police
Schools
No objection
No objection
No objection
Schools
2 students

H. ANALYSIS:

This application was deferred from the June 9, 2004 meeting due to a lack of time and from the May 12, 2004 meeting due to a lack of quorum.

The subject property is located on the northwest corner of SW 87 Avenue and SW 112 Street. The applicant is seeking a district boundary change from EU-1, Single Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District. EU-M zoning permits a maximum density of 2.42 units per acre, a minimum lot area of 15,000 sq. ft., a minimum depth of 115', and a minimum width of 120'. However, with the use of Severable Use Rights (SUR's) EU-M zoning would permit a minimum lot area of 12,500 sq. ft., a minimum depth of 115', and a minimum width of 100'.

^{*} subject to the conditions stated in their attached memoranda

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Miami-Dade County Public Schools (MDCPS) met with the applicant on March 15, 2004, to discuss the impact of the proposed development on public schools. At the time of this writing, MDCPS and the applicant had not formalized a mitigation option to address school issues. The Public Works Department has no objection to this application. The development abuts a state maintained road (SW 112 Street). This application does meet the traffic concurrency criteria and will generate 11 pm daily peak hour trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable Level of Service (LOS) of the area roadways which are currently operating at LOS "B" and "C".

This application will allow the applicant to provide additional housing for the community. The Land Use Plan (LUP) Map designates this site for Estate Density Residential use which allows a maximum density of 2.5 units per gross acre. Said designation would result in a maximum development of 10 residential units on this site. The subject property is unique in that it is surrounded by mostly institutional uses on all sides and is separated from the EU-1 estate homes to the west and south by said uses. This community is characterized by EU-1 zoned lots and staff is not in favor of the subdivision of this well established residential estate neighborhood with EU-M size lots. Although the density permitted by EU-M zoning is consistent with the density indicated on the Land Use Plan (LUP) map, staff is of the opinion that EU-M zoning would precipitate further subdivision which would be incompatible with the surrounding community. The applicant has met with staff and is currently proposing EU-S size lots. EU-S zoning will allow the development of lots with a gross area of 25,000 sq. ft. The applicant intends to proffer a covenant indicating that in the event the property is zoned EU-S the property will not be developed utilizing Severable Use Rights. Staff is of the opinion that rezoning the property to EU-S in lieu of EU-M, subject to the Board's acceptance of the aforementioned covenant, would not have a negative effect on the surrounding properties and would permit a development that is consistent with the Land Use Plan (LUP) map's estate density designation.

I. <u>RECOMMENDATION:</u> Approval of EU-S zoning in lieu of EU-M, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS**: None.

DATE INSPECTED: 04/07/04 **DATE TYPED:** 04/12/04

DATE REVISED: 05/06/04; 05/19/04; 06/22/04

DATE FINALIZED: 06/28/04

DO'QW:MTF:JED

Diane O'Quinn Williams, Director Miami-Dade County Department of

Viani allei

Planning and Zoning









TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

January 16, 2004

SUBJECT:

C-12 #Z2003000318

A Walk in Galloway Park, Inc. NWC of SW 112th Street & SW 87th

Avenue

DBC from EU

(EU-1) (4 Ac

09-55-40

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

Michipadi Calati Decors Offici

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Liquid Waste Disposal:

Sanitary sewers are presently approximately ½ mile north of this site, however, DERM has no objection to low intensity development served by interim septic tanks provided that the maximum sewage loading allowed by the Code is not exceeded and the proposed lots are connected to the public water supply. Based on the available information, the proposed use served with septic tanks would not exceed the maximum allowable sewage loading for the subject site.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

An on-site inspection revealed the presence of several specimen-sized (truck diameter ≥ 18") trees. Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, which are on the site. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. Prior to site plan approval, the applicant must submit, for DERM approval, either:

- 1. A revised site plan which includes the location and preservation of all specimensized trees at their current location, or
- 2. A Letter of Demonstration explaining why the specimen-sized trees cannot be preserved at their current location.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be me by any subsequent development order applications concerning the subject property.

C-12 #Z2003000318 A Walk in Galloway Park, Inc. Page 3

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Lynne Talleda, Zoning Hearings- P&Z Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: A Walk in Galloway Park, Inc.

This Department has no objections to this application.

Since this development abuts a State maintained road (SW 112 St.), the applicant must contact the district office at 305-470-5367, certain restrictions may apply.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 11 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

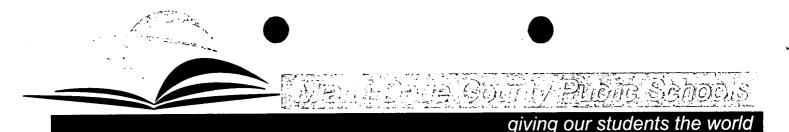
Sta. #		LOS present	LOS w/project
F-2276	Don Shula Expwy. n/o Killian Pkwy.	C	С
F-1093	SW 112 St. w/o US-1	С	С
F-1077	SW 87 Ave. n/o SW 132 St.	С .	С
F-1089	SW 112 St. e/o SR 874	В	В

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A. Pino, P.L.S.

MAY 04 2004

Date



Ana Rijo-Conde, Interim Assistant Superintendent Facilities Operations, Maintenance and Planning

March 17, 2004

Miami-Dade County School Board
Dr. Michael M. Krop., Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pèrez

Superintendent of Schools Merrett R. Stierheim

Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief Miami-Dade County Department of Planning and Zoning Zoning Evaluation Section 111 NW 1 Street, Suite 1110 Miami, Florida 33128

Re: A Walk In Galloway Park, Inc. - Application No. 03-318 (CC12)

Northwest Corner of S.W. 112 Street and S.W. 87 Avenue

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will only impact Palmetto Middle School and Miami Killian Senior High School currently operating at 161% and 151% of FISH % utilization, respectively (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on March 15, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. The District will advise the County in writing in the event the applicant and the District formalize a mitigation option to address school issues. Please be advised that any options proffered are subject to School Board approval.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Ms. Maria Teresa-Fojo March 17, 2004 Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 8-unit development is estimated to generate approximately \$19,584 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good Coordinator III

PG:am L-2343 Attachment

cc: Ms

Ms. Ana Rijo-Conde Mr. Fernando Albuerne

Mr. Michael A. Levine Mr. Ivan M. Rodriguez Ms. Vivian Villaamil

Mr. Simon Ferro

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:

No. 03-318, A Walk in Galloway Park, Inc. (CC12)

REQUEST:

Zone change from EU-1 to EU-M

ACRES:

4 acres

LOCATION:

Northwest Corner of S.W. 112 Street and 87 Avenue

UNITS:

4 additional units (4 units currently permitted under existing zoning

classification, for a total of 8 units)

ESTIMATED STUDENT

POPULATION:

2 students *

ELEMENTARY:

1

MIDDLE:

-

SENIOR:

1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:

Vineland Elementary – 8455 S.W. 119 St.

MIDDLE:

Palmetto Middle - 7351 S.W. 128 St.

SENIOR HIGH:

Miami Killian Senior - 10655 S.W. 97 Ave.

All schools are located in Access Center 5

^{*} Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Vineland Elem.	654/ 655*	602	109%/ 109%*	125	90%/ 90%*
Palmetto Middle					
	1777	966	184%	140	161%
Miami Killian Sr.	3772/		169%/		151%/
+ L. J. J area and dove	3,773*	2,238	169%*	257	151%*

^{*} Includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold.

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2003:

Vineland Elementary:

Vineiano Element <u>ary:</u>	•
Access to computers:	In each classroom, in special
· ·	computer labs and media center

Capital Improvements in the past year:	None

Recognition for Academic Achievement:	FL School Recognition Program
---------------------------------------	-------------------------------

Special Programs:	•	Before	School	Care	and			
3	Enrichment Classes							

Lunch schedule:	Begins at 10:35 a.m.
-----------------	----------------------

Non-instructional space utilized for	•
instructional purposes:	Office, Teacher's Planning Rooms

	•	•						and	Me	edia	C	ent	er

Art and Music Teachers required to float/travel:

Palmetto Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements in the past year: Classrooms and Media Center, Art

Photo Lab, Computer Lab and new

Admin. Offices

Recognition for Academic Achievement: None

Special Programs: Magnet Program, Enrichment,

Vocational and Community

classes

Lunch schedule: Begins at 11:35 a.m.

Non-instructional space utilized for

instructional purposes: Custodial Office

Teachers required to float/travel: Math

Miami Killian Senior High:

Non-instructional space utilized for

Access to computers: In each classroom, in special

computer labs and in the Media

Center

Capital Improvements in the past year: Gym

Recognition for Academic Achievement: None

Special Programs: Vocational, Enrichment and

Community Classes

Lunch schedule: Begins at 10:50 a.m.

·

instructional purposes: Offices, Storage Rooms and

Auditorium

Teachers required to float/travel: Science, Social Studies and

Health

PLANNED RELIEF SCHOOLS IN THE AREA (information as of March 2004):

School
Addition @ Palmetto Middle (242 student stations)

Addition @ Miami Killian Sr.

(875 student stations)

Projected Occupancy Date Design

December 2004

June 2006

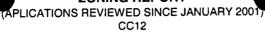
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$11,666.

CAPITAL COSTS: Based on the State's March-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY 1 x \$ 13,401 = \$ 13,401 MIDDLE 0 x \$ 15,365 = \$ 0 SENIOR 1 x \$ 20,333 = \$ 20,333 Total Potential Capital Cost \$ 33,734

^{*} Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.





	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/ Region(s)	Community Council/ Date	Approved/ Denied/ Comments	
1	HOWARD MARLOWE #03-243	N of SW 32 St. and W of SW 145 Ave.	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC12	PENDING	
2	OTTO GONZALEZ JR. #01-364	6725 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 1/24/02	DENIED	
3	TASNIM UDDIN #02-266	E of SW 89 Ct. and N of SW 72 St.	8 Units/ 3 Students	BLUE LAKES ELEM-1 GLADES MID-1 KILLIAN SR-1	8/5 8/5 6/5	CC12 10/09/03	APPROVED	
4	CAULEY PALISADE CORP. #02-096	9325 SW 128 St.	7 Units/ 3 Students	VINELAND ELEM-1 PALMETTO MID-1 KILLIAN SR-1	7/5 9/5 6/5	CC12 10/22/02	APPROVED	
5	HARLON & ANN SACHS #02-140	9500 SW 68 St.	3 Units/ 1 Student	SNAPPER CREEK ELEM-1 GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 10/22/02	APPROVED	
6	ARLENE POLLOCK #01-110	S of SW 96 St. and W of SW 107 Ct.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR	7/5 7/5 6/5	CC12 11/07/01	APPROVED	
7	DAVID KING #01-109	SWC of SW 96 St. and SW 107 Ct.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR	7/5 7/5 6/5	CC12 11/07/01	APPROVED .	
8	JAY A. DAVIS #01-108	S of SW 96 St. and W of SW 107 Ave.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR	7/5 7/5 6/5	CC12 11/07/01	APPROVED	
9	HENRY FORERO #02-172	13010 SW 102 Ave.	4 Units/ 1 Student	LEEWOOD ELEM-1 PALMETTO MID KILLIAN SR	7/5 9/5 6/5	CC12 11/26/02	APPROVED .	
10	JORGE A. RODRIGUEZ #02-264	5810 SW 97 Ave.	1 Uni*3/ 0 Students	SNAPPER CREEK ELEM GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 11/26/02	APPROVED	
11	LUDLAM POINT CLUB, LLC #02-221	6801 SW 44 St.	118 Units/ 17 Students	S. MIAMI ELEM-8 S. MIAMI MID-4 S. MIAMI SR-5	6/5 6/5 8/5	CC12 11/26/02	APPROVED	
12	HHJ DEVELOPMENT, LLC #01-388	8820-90 SW 94 St.	3 Units/ 1 Student	KENWOOD ELEMID-1 KILLIAN SR	6/5 6/5	CO12 11/2/02	DENIED	
13	AVIS KAPLOW KALLAN #02-269	11860 SW 80 St.	58 Units/ 32 Students	SUNSET PARK ELEM-15 GLADES MID-8 KILLIAN SR-9	6/5 8/5 6/5	CC12 12/18/02	APPROVED	
14	MARTA DE VARONA #00-370	9390 SW 66 St.	2 Units/ 1 Student	SNAPPER CREEK ELEM-1 GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 2/20/01	APPROVED	

ZONING REPORT (APLICATIONS REVIEWED SINCE JANUARY 2001) CC12

15 16 17	JOSEPH C. SHAW, TRUSTEE #02-182	N of SW 80 St. and approx. 152' W of SW 72 Ave.	4 Units/ 2 Students 3 Units/ 1 Student 3 Units/ 1 Student	LUDLAM ELEM-1 S. MIAMI MID-1 S. MIAMI SR LUDLAM ELEM-1 S. MIAMI MID S. MIAMI SR	6/5 6/5 8/5 6/5 6/5 8/5	CC12 3/26/02 CC12 3/26/02	DENIED
15 16 17	RAMON LAVIN #01-378 JOSEPH C. SHAW, TRUSTEE #02-182 RAUL & JUANA GAMAZO	and approx. 152' W of SW 72 Ave. 7990 SW 112 St.	3 Units/ 1 Student 3 Units/	S. MIAMI SR LUDLAM ELEM-1 S. MIAMI MID S. MIAMI SR	8/5 6/5 6/5	CC12	DENIED
16 17	JOSEPH C. SHAW, TRUSTEE #02-182 RAUL & JUANA GAMAZO	and approx. 152' W of SW 72 Ave. 7990 SW 112 St.	1 Student 3 Units/	LUDLAM ELEM-1 S. MIAMI MID S. MIAMI SR	6/5 6/5	1	DENIED
17	JOSEPH C. SHAW, TRUSTEE #02-182 RAUL & JUANA GAMAZO	and approx. 152' W of SW 72 Ave. 7990 SW 112 St.	1 Student 3 Units/	S. MIAMI MID S. MIAMI SR	6/5	1	DENIED
17	JOSEPH C. SHAW, TRUSTEE #02-182 RAUL & JUANA GAMAZO	and approx. 152' W of SW 72 Ave. 7990 SW 112 St.	1 Student 3 Units/	S. MIAMI MID S. MIAMI SR	6/5	1	
17	JOSEPH C. SHAW, TRUSTEE #02-182 RAUL & JUANA GAMAZO	W of SW 72 Ave.	3 Units/	S. MIAMI SR			ı
17	JOSEPH C. SHAW, TRUSTEE #02-182 RAUL & JUANA GAMAZO	7990 SW 112 St.			0/3		
17	TRUSTEE #02-182 RAUL & JUANA GAMAZO			VINELAND ELEM-1		1	
17	TRUSTEE #02-182 RAUL & JUANA GAMAZO		1 Student	· · · · · · · · · · · · · · · · · · ·	7/5	CC12	APPROVED
18	#02-182			PALMETTO MID	9/5	5/13/03	•
18	RAUL & JUANA GAMAZO	10005 014: 50 0:		PALMETTO SR	9/5		į.
18		10005 0111 50 01			_		
18	#02-345	10305 SW 70 St.	1 Units/	SNAPPER CREEK ELEM	8/5	CC12	APPROVED
			0 Students	GLADES MID	8/5	5/13/03	
				SOUTHWEST MIAMI SR	8/5		
	PHILLIP & DONNA	S of SW 112 St.	5 Units/	VINELAND ELEM-1	7/5	CC12	WITHDRAWN
l		and W of SW 87	2 Students	PALMETTO MID-1	9/5	5/13/03	1
	#02-346	Ave.	2 01020.110	KILLIAN SR	6/5		
	#02-340						
	ROSA, OTIS & JAMES	S of SW 126 St. &	11 Units/	VINELAND ELEM-2	7/5	CC12	APPROVED
	WHITEHEAD	E of SW 92 Ave.	4 Students	PALMETTO MID-1	9/5	5/28/03	1
20	#03-024			PALMETTO SR-1	9/5		1
1							
	SILVERWINGS	E of SW 80 Ave. &	17 Units/	VINELAND ELEM-3	7/5	CC12	APPROVED
	DEVELOPMENT LLC	S of SW 110 St.	6 Students	PALMETTO MID-1	9/5	5/28/03	
21	#03-035			PALMETTO SR-2	9/5		
	OF VERAL CONFEDENCE	0100 CW 117 Avo	10 Units/	SUNSET PARK ELEM-3	6/5	CC12	APPROVED
		8100 SW 117 Ave.	6 Students	GLADES MID-1	8/5	.7/05/01	
1	CORP OF 7TH DAY		o Siddenis	KILLIAN SR-2	6/5		
	ADVENTIST #00-440			THE CONTRACTOR OF THE CONTRACT			
	JIMMY DIAZ	4920 SW 76 St.	1 Units/	CORAL GABLES ELEM	6/4	CC12	APPROVED
	#03-109	1	0 Students	PONCE DE LEON MID	9/4	7/3/03	
23				CORAL GABLES SR	6/4		
			011-201	KENDALE ELEM-1	7/5	CC12	APPROVED
	ROBET S. NEUMANN	9720 SW 92 Terr.	2 Units/ 1 Student	GLADES MID	8/5	7/3/03	
24	#03-083		i Student	KILLIAN SR	6/5	1 7,0,00	,
•							
	SLMK COP. & LAURISSE K.	SEC of SW 84	3 Units/	VINELAND ELEM-1	7/5	CC12	APPROVED
	MASRI, TRUSTEE	Ave. & S of SW	1 Student	PALMETTO MID	9/5	7/3/03	
25	#03-118	110 St.		KILLIAN SR	6/5		
	MADOUNOSIO	0500 674 00 64	3 Units/	KENDALE ELEM-1	7/5	CC12	APPROVED
	MARQUISE'S	9520 SW 92 St.	1 Student	GLADES MID	8/5	9/20/01	
1	INVESTMENTS, LLC #00-176		i Siddeni	KILLIAN SR	6/5	5.25,0,	
	HHJ DEVELOPMENT, LLC	SEC of SW 89	3 Units/	KENWOOD ELEMID-1	6/5	CC12	APPROVED
27	#03-117	Ave. & SW 94 St.	1 Student	KILLIAN SR	6/5	9/23/03	
Z.							
	AMIGOS INVESTMENT, INC.	13630 SW 97 Ave	3 Units/	LEEWOOD ELEM-1	7/5	CC12	PENDING
	#03-351		2 StudentS	PALMETTO MID-0	9/5		
28				KILLIAN SR-1	6/5		
							40000:==
	ENRIQUE PIWKO	NEC of SW 84	2 Units/	KENWOOD ELEMID-1	6/5 6/5	CC12 3/10/04	APPROVED
20	#03-333	Ave. and SW 94	1 Student	KILLIAN SR	0/5	3/10/04	
29		St.				-	

Note: There are two applications that are pending which would generate 6 students.

ZONING REPORT (APLICATIONS REVIEWED SINCE JANUARY 2001) CC12

STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
		505	012	20	66%
564 	1	505			<u> </u>
598	5	603	555	46	100%
1106	2	1108	928	21	117%
648	1	649	634	48	95%
569	8	577	308	149	126%
603	2	605	508	0	119%
728	18	746	701	23	103%
654	8	662	602	125	91%
5470	45	5515	5049	450	100%
1861	3	1864	991	184	159%
1532	10	1542	870	176	147%
1777	3	1780	966	140	161%
1219	4	1223	739	90	148%
6389	20	6409	3566	590	154%
3772	13	3785	2238	257	152%
3408	3	3411	2070	234	148%
2900	5	2905	1802	307	138%
				700	146%
	564 598 1106 648 569 603 728 654 5470 1861 1532 1777 1219 6389 3772 3408	POPULATION STUDENTS PER PROJECT APPROVED 564 1 598 5 1106 2 648 1 569 8 603 2 728 18 654 8 5470 45 1861 3 1532 10 1777 3 1219 4 6389 20 3772 13 3408 3 2900 5	POPULATION STUDENTS PER PROJECT APPROVED POPULATION 564 1 565 598 5 603 1106 2 1108 648 1 649 569 8 577 603 2 605 728 18 746 654 8 662 5470 45 5515 1861 3 1864 1532 10 1542 1777 3 1780 1219 4 1223 6389 20 6409 3772 13 3785 3408 3 3411 2900 5 2905	POPULATION STUDENTS PER PROJECT APPROVED POPULATION STATIONS PERMANENT 564 1 565 813 598 5 603 555 1106 2 1108 928 648 1 649 634 569 8 577 308 603 2 605 508 728 18 746 701 654 8 662 602 5470 45 5515 5049 1861 3 1864 991 1532 10 1542 870 1777 3 1780 966 1219 4 1223 739 6389 20 6409 3566 3772 13 3785 2238 3408 3 3411 2070 2900 5 2905 1802	POPULATION STUDENTS PER PROJECT APPROVED POPULATION PERMANENT STATIONS PERMANENT 564 1 565 813 38 598 5 603 555 46 1106 2 1108 928 21 648 1 649 634 48 569 8 577 308 149 603 2 605 508 0 728 18 746 701 23 654 8 662 602 125 5470 45 5515 5049 450 1861 3 1864 991 184 1532 10 1542 870 176 1777 3 1780 966 140 1219 4 1223 739 90 6389 20 6409 3566 590 3772 13 3785 2238 257 3408

133% 1838 22025 14725 TOTAL 21939 86

CHARTER SCHOOLS 2002-2003

			2002-2003				•	
Mail Code	Name and Address Of Charter School	Actual Enrollment	Pro	jected Enrollme	ent Grade		ACCESS	Voting
	· ·	(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	l	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	1	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	l	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	ı	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	ı	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	l	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	l	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	ll ll	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	11	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	111 -	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	. 456	1,800	1,800	1,800	9-11	111	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

Mail Code	Name and Address Of Charter School	me and Address Actual Projected Enrollment Charter School		ent	t Grade		Voting	
		(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	ACCESS Center	District
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V.	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Lelsure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

Mall Code	Name and Address	Actual Enrollment	Pro	jected Enrollme	ent	Grade	ACCESS	Voting	כו
	Of Charter School	(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District	"
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7	
•	Grade levels for school year 2002-2003	_ <u></u>							i

Grade levels for school year 2002-2003

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

(Rev. 3/21/03)

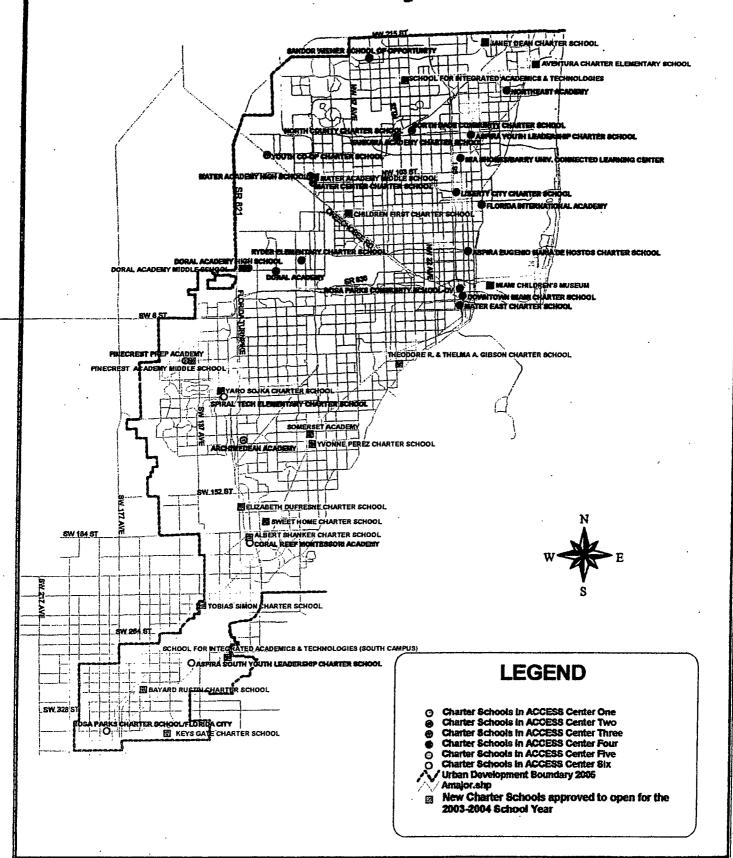
Name and Address	Pro	Projected Enrollment			Max Grade	ACCESS
Of Charter School	2003-2004	2004-2005	Maximum	03-04 Grade Level	Level	Center
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	1
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Mlami, FL 33056	400	600	800	9-10	9-12	I
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5]]
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	11
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	111
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	HI
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	. 575	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	IV

Name and Address	Pro	jected Enrollmen	03-04	Max Grade	ACCESS	
Of Charter School	2003-2004	2004-2005	Maximum	Grade Level	Level	Center
Somerset Academy 11011 SW 80 Avenue Mlami, FL 33156	Deferred to 04-05	650	. 800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. &164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE comer of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI ·
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

temporary location for the first year - the permanent location will be at SW 180 Street & 107 Ave.

Applicant 1	Number of Schools	Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	1	
Coral Gables Community Charter School	<u>_</u>	750
Mami-Dade Charter Foundation	<u> </u>	600
Mami-Dade Charter Schools, Inc.	6	5,400
Mami-Shores Charter High School	2	3,200
Somerset Academy	<u> 1</u>	600
Balere Language Academy	8	8,600
Mater Gardens Academy Elementary School		450
later Springs Academy Elementary School	<u>l</u>	900
Mater Academy South Charter School	l	600
Mater Gardens Academy Middle School	1	900
Mater Springs Academy Middle School	1	450
Sahai Palm Charter High Cohest (144 141)	1	300
Sabal Palm Charter High School (West Hialeah Academy) Charter Academy of Excellence	1	800
Intel as lists at the state of	1	600
Total applications: 14	27	24,150
		24,130

Charter Schools by ACCESS Center



TEAM METRO KENDALL OFFICE

ENFORCEMENT HISTORY

A Walk in Galloway Park, Inc.	NW corner of SW 112 St. & SW 87 Ave.
APPLICANT	ADDRESS
7/06/2004	03-318
DATE	HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

04/22/04

An inspection found no violations. No open Team Metro cases.

DISCLOSURE OF INTEREST*

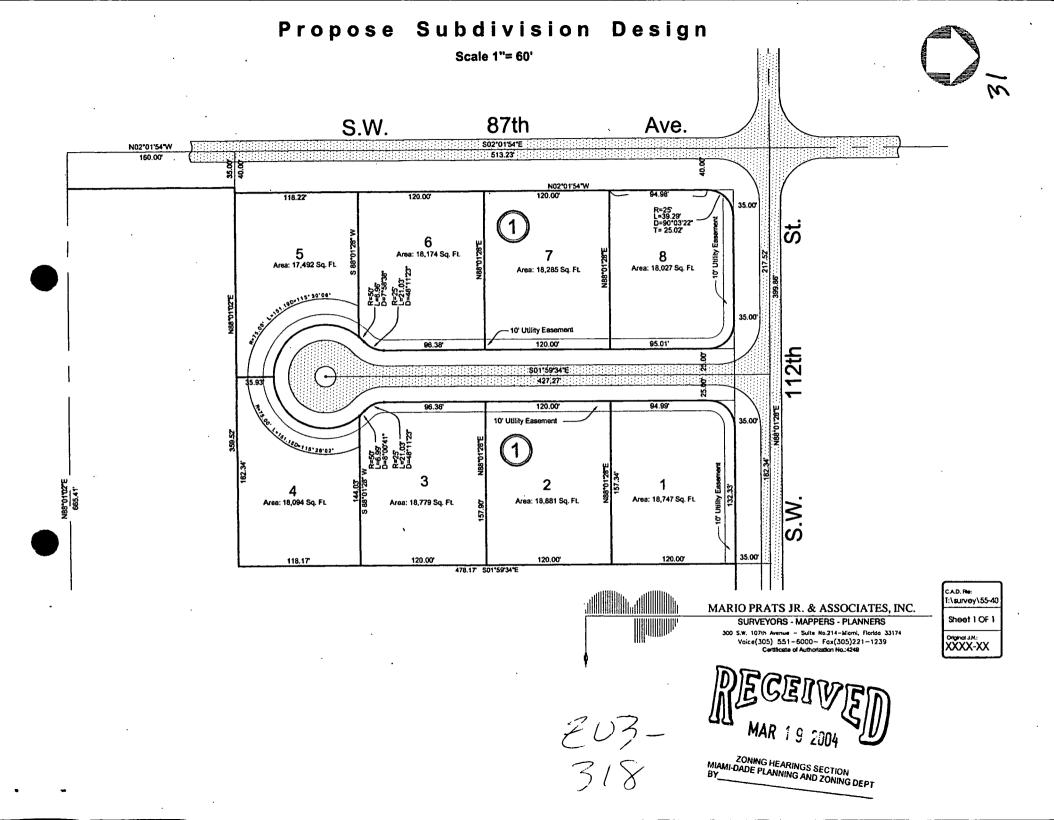
If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

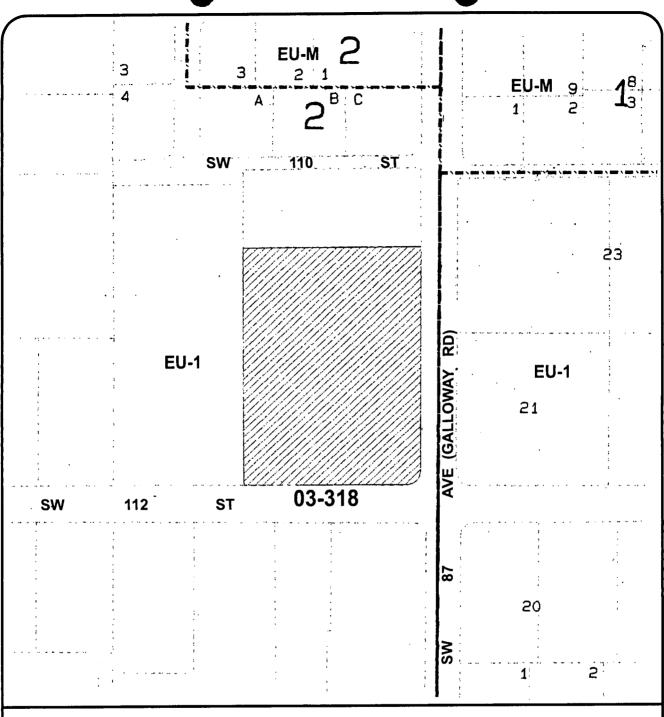
CORPORATION NAME: A Walk in Galloway Park.	Inc.
NAME AND ADDRESS	Percentage of Stock
Manuel M. Rodriguez-Fiol	20%
Ricardo Collazo	20%
Jorge Camaraza	
Tim Hodgins	
Neil Sandberg, Trustee	
If a TRUST or ESTATE owns or leases the subject proper interest held by each. [Note: Where beneficiaries are other be made to identify the natural persons having the ultimate	than natural persons, further disclosure shall
TRUST/ESTATE NAME:	
NAME AND ADDRESS	Percentage of Interest
· ·	
·	
•	
If a PARTNERSHIP owns or leases the subject property, lead to partners. [Note: Where partner(s) consist of other partner entities, further disclosure shall be made to identify the national interests].	nership(s), corporation(s), trust(s) or simila
PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	<u> </u>
NAME AND ADDRESS	Percent of Ownership
	· · ·

stockholders, beneficiaries or partners consist of other corporations, entities, further disclosure shall be made to identify natural persons havin	trusts, partnerships or similar g ultimate ownership interests].
NAME OF PURCHASER:	
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Date of contract:	
If any contingency clause or contract terms involve additional parties, I corporation, partnership or trust:	ist all individuals or officers, if a
	· · · · · · · · · · · · · · · · · · ·
NOTICE: For changes of ownership or changes in purchase contracts a but prior to the date of final public hearing, a supplemental dis	of the application, sclosure of interest is required.
The above is a full disslosure of all parties of interest in this application to the be	est of my knowledge and belief.
Signature: (Applicant)	
	Affiant is personally known to
	entification.
(Notary Public)	M. Lucas ommission DD201132 es September 24, 2005
My commission expires	,

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers,

^{*}Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.





MIAMI-DADE COUNTY

HEARING MAP

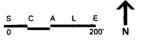
Section: 09 Township: 55 Range: 40

Process Number: 03-318

Applicant: A WALK IN GALLOWAY PARK, INC.

District Number: 08
Zoning Board: C12
Drafter ID: ALFREDO

Scale: 1:200'



SUBJECT PROPERTY





MIAMI-DADE COUNTY **AERIAL**

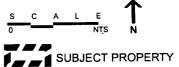
Section: 09 Township: 55 Range: 40

Process Number: 03-318

Applicant: A WALK IN GALLOWAY PARK, INC.

District Number: 08
Zoning Board: C12
Drafter ID: ALFREDO

Scale: NTS





E. A WALK IN GALLOWAY PARK, INC. (Applicant)

04-5-CZ12-2 (03-318) Area 12/District 8 Hearing Date: 6/9/04

Property C	Owner (if different from ap	oplicant) <u>Same.</u>		
Is there a request?	·	lease □ the property predicated on t	he approval	of the zoning
Disclosure	of interest form attached	d? Yes ☑ No □		•
	<u>Previou</u>	us Zoning Hearings on the Property:		
<u>Year</u>	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMÍ-DADE COUNTY COMMUNEY ZONING APPEALS BOAR MOTION SLIP

APPLICANT'S NAME: A	VALK IN GALL	OWAY PARK, INC). 	_	
REPRESENTATIVE(S):					
HEARING NUMBER	HE	ARING DATE	RES	OLUTIO	ON NUMBER
04-5-CZ12-2 (03-318)	N	lay 11, 2004	C	ZAB12-	-04
DEPT. REC: Denial without pre	judice.			;	
WITHDRAW: Entire A	pplication	TEMS			
DEFER: INDEFIN	NITELY V	TO: June 9,	200Y 🗆	W/Lea	ave To Amend
DENY: WITH F	REJUDICE	WITHOUT PR	EJUDICE		
ACCEPT PROFFERED CO	VENANT [ACCEPT REVIS	SED PLANS		
APPROVE PER RE		PER DEPARTM	MENT	PER D).I.C.
	ucrum				
	-				
,					
TITLE	M/S	NAME	YES	NO	ABSENT
MS.	Peggy I	BRODEUR			V
MS.		ERRERA			/
MR.		A. KRUEGER			
MR. VICE-CHAIRMAN		A. VARONA			
CHAIRMAN		W. WILCOSKY VALDEZ (C.A.)		
	1 0036 1.	Y/\=\/\=\	<u> </u>		
/		V	OTE:t		
KHIBITS: YES V NO		INTY ATTORNEY:	11	\cap	·i 🚣

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING **RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANT: A Walk in Galloway Park, Inc.

PH: Z03-318 (04-5-CZ12-2)

SECTION:

9-55-40

DATE: June 9, 2004

COMMISSION DISTRICT: 8

ITEM NO.: E

INTRODUCTION

REQUEST: 0

EU-1 to EU-M

SUMMARY OF REQUEST: 0

The request will allow the applicant to change the zoning on the subject property from single family one acre estate district to estate modified residential district.

LOCATION: 0

The northwest corner of SW 112 Street & S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE: 4 acres.

IMPACT: 0 .

The rezoning of the property will allow the applicant to build 9 units where the existing zoning would only allow a total of 4 units. However, the rezoning will increase the population in the area, will bring more children to local schools, will increase the demand for water and sewer services, and will bring additional traffic and noise into the area.

ZONING HEARINGS HISTORY: None.

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for estate density residential. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.
- 2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent

with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING LAND USE PLAN DESIGNATION

Subject Property:

EU-1; single family residence Residential, estate density, 1 to

2.5 dua

Surrounding Properties:

NORTH: EU-1; single family residence Residential, estate density, 1 to

2.5 dua

SOUTH: EU-1; temple Residential, estate density, 1 to

2.5 dua

EAST: EU-1; church and school Residential, estate density, 1 to

2.5 dua

WEST: EU-1; church Residential, estate density, 1 to

2.5 dua

The subject property is located on the west side of SW 87 Avenue (Galloway Road) and north of SW 112 Street. The area immediately surrounding the subject property is characterized by single family homes and institutional uses consisting of private schools, churches and temples.

E. SITE AND BUILDINGS:

Site Plan Review:

Service Areas:

Scale/Utilization of Site: Unacceptable

Location of Buildings: N/A

Compatibility: Unacceptable

Landscape Treatment:

Open Space:

Buffering:

Access:

Parking Layout/Circulation:

Visibility/Visual Screening:

N/A

Visibility/Visual Screening: N/A
Energy Considerations: N/A
Roof Installations: N/A

N/A

A Walk in Galloway Park, Inc. 03-318
Page 3

Signage: N/A Urban Design: N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for district boundary changes taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection*
No objection
MDTA
No objection
Fire Rescue
Police
Schools
No objection
No objection
No objection
No objection
2 students

H. ANALYSIS:

This application was deferred from the May 12, 2004 meeting due to a lack of quorum.

The subject property is located on the northwest corner of SW 87 Avenue and SW 112 Street. The applicant is seeking a district boundary change from EU-1, Single Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District. EU-M zoning permits a maximum density of 2.42 units per acre, a minimum lot area of 15,000 sq. ft., a minimum depth of 115', and a minimum width of 120'. However, with the use of Severable Use Rights (SUR's) EU-M zoning would permit a minimum lot area of 12,500 sq. ft., a minimum depth of 115', and a minimum width of 100'. The applicant has submitted a plan depicting the development of the proposed parcel into 8 lots. Each lot complies with EU-M zoning district requirements.

^{*} subject to the conditions stated in their attached memoranda

A Walk in Galloway Park, Inc. 03-318
Page 4

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Miami-Dade County Public Schools (MDCPS) met with the applicant on March 15, 2004, to discuss the impact of the proposed development on public schools. At the time of this writing, MDCPS and the applicant had not formalized a mitigation option to address school issues. The Public Works Department has no objection to this application. The development abuts a state maintained road (SW 112 Street). This application does meet the traffic concurrency criteria and will generate 11 pm daily peak hour trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable Level of Service (LOS) of the area roadways which are currently operating at LOS "B" and "C".

This application will allow the applicant to provide additional housing for the community. The Master Plan, which designates this site for Estate Density Residential use, permits a maximum density of 2.5 units per gross acre which results in the maximum development of 10 residential units on this site. The subject property is unique in that it is surrounded by mostly institutional uses on all sides and is separated from the EU-1 estate homes to the west and south by said uses. This community is characterized by EU-1 zoned lots and staff is not in favor of the subdivision of this well established residential estate neighborhood. Although the density permitted by EU-M zoning is **consistent** with the density indicated on the Land Use Plan (LUP) map, staff is of the opinion that EU-M zoning would precipitate further subdivision which would be **incompatible** with the surrounding community.

The proposed EU-M zoning will allow the applicant to develop the site with 9 single family residential units at a density of 2.42 units per acre. The 8 units proposed by the applicant equates to a density of 2 units per acre. Although the proposed density is **consistent** with the density indicated on the Land Use Plan (LUP) map and the property abuts institutional and community serving uses, staff is of the opinion that EU-M zoning would be **incompatible** with the predominant EU-1 zoned properties in this area. Since no similar request has been approved in this area, the approval of same could set a precedent for further subdivision of this well established estate area that would increase the density of same. As such, staff recommends denial without prejudice of the proposed rezoning to EU-M. The CDMP states that all existing lawful residential and non-residential uses and zoning are deemed to be consistent with the Plan. As such retaining the existing EU-1 zoning would be **consistent** with the CDMP and **compatible** with the surrounding area.

A Walk in Galloway Park, Inc. 03-318 Page 5

I. RECOMMENDATION: Denial without prejudice.

J. **CONDITIONS**: None.

DATE INSPECTED: 04/07/04 **DATE TYPED:** 04/12/04

DATE REVISED: 05/06/04; 05/19/04

DATE FINALIZED: 05/19/04

DO'QW:MTF:JED

Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning









TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

January 16, 2004

SUBJECT:

C-12 #Z2003000318

A Walk in Galloway Park, Inc.

NWC of SW 112th Street & SW 87th

Avenue

DBC from EU 10 to E (EU-1) (4 Ac.)

09-55-40

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

reservo parti

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Liquid Waste Disposal:

Sanitary sewers are presently approximately ½ mile north of this site, however, DERM has no objection to low intensity development served by interim septic tanks provided that the maximum sewage loading allowed by the Code is not exceeded and the proposed lots are connected to the public water supply. Based on the available information, the proposed use served with septic tanks would not exceed the maximum allowable sewage loading for the subject site.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

C-12 #Z2003000318 A Walk in Galloway Park, Inc. Page 2

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

An on-site inspection revealed the presence of several specimen-sized (truck diameter ≥ 18") trees. Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, which are on the site. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. Prior to site plan approval, the applicant must submit, for DERM approval, either:

- 1. A revised site plan which includes the location and preservation of all specimensized trees at their current location, or
- 2. A Letter of Demonstration explaining why the specimen-sized trees cannot be preserved at their current location.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

C-12 #Z2003000318 A Walk in Galloway Park, Inc. Page 3

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Lynne Talleda, Zoning Hearings- P&Z Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: A Walk in Galloway Park, Inc.

This Department has no objections to this application.

Since this development abuts a State maintained road (SW 112 St.), the applicant must contact the district office at 305-470-5367, certain restrictions may apply.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 11 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-2276	Don Shula Expwy. n/o Killian Pkwy.	C	C
F-1093	SW 112 St. w/o US-1	С	С
F-1077	SW 87 Ave. n/o SW 132 St.	С	С
F-1089	SW 112 St. e/o SR 874	В	В

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A. Pino, P.L.S.

MAY 04 2004

Date



Ana Rijo-Conde, Interim Assistant Superintendent Facilities Operations, Maintenance and Planning

March 17, 2004

Miami-Dade County School Board
Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram. Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Superintendent of Schools Merrett R. Stierheim

Ms. Maria Teresa-Fojo, Division Chief Miami-Dade County Department of Planning and Zoning Zoning Evaluation Section 111 NW 1 Street, Suite 1110 Miami, Florida 33128

Re: A Walk In Galloway Park, Inc. - Application No. 03-318 (CC12)
Northwest Corner of S.W. 112 Street and S.W. 87 Avenue

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will only impact Palmetto Middle School and Miami Killian Senior High School currently operating at 161% and 151% of FISH % utilization, respectively (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on March 15, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. The District will advise the County in writing in the event the applicant and the District formalize a mitigation option to address school issues. Please be advised that any options proffered are subject to School Board approval.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Ms. Maria Teresa-Fojo March 17, 2004 Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 8-unit development is estimated to generate approximately \$19,584 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good Coordinator III

PG:am L-2343 Attachment

cc: Ms. Ana Rijo-Conde

Mr. Fernando Albuerne Mr. Michael A. Levine Mr. Ivan M. Rodriguez Ms. Vivian Villaamil

Mr. Simon Ferro

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:

No. 03-318, A Walk in Galloway Park, Inc. (CC12)

REQUEST:

Zone change from EU-1 to EU-M

ACRES:

4 acres

LOCATION:

Northwest Corner of S.W. 112 Street and 87 Avenue

UNITS:

4 additional units (4 units currently permitted under existing zoning

classification, for a total of 8 units)

ESTIMATED

STUDENT

POPULATION:

2 students *

ELEMENTARY:

1

MIDDLE:

-

SENIOR:

1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:

Vineland Elementary – 8455 S.W. 119 St.

MIDDLE:

Palmetto Middle - 7351 S.W. 128 St.

SENIOR HIGH:

Miami Killian Senior - 10655 S.W. 97 Ave.

All schools are located in Access Center 5

^{*} Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2003:

Information recti	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Vineland Elem.	654/ 655*	602	109%/ 109%*	125·	90%/ 90%*
Palmetto Middle					
•	1777	966	184%	140	161%
Miami Killian Sr.	3772/		169%/		151%/
	3,773*	2,238	169%*	257	151%*

^{*} Includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold.

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2003:

Vineland Elementary:

In each classroom, in special Access to computers:

computer labs and media center

None Capital Improvements in the past year:

FL School Recognition Program Recognition for Academic Achievement:

School Care. Special Programs: Before **Enrichment Classes**

Begins at 10:35 a.m. Lunch schedule:

Non-instructional space utilized for Office, Teacher's Planning Rooms instructional purposes:

and Media Center

Art and Music Teachers required to float/travel:

Palmetto Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements in the past year: Classrooms and Media Center, Art

Photo Lab, Computer Lab and new

Admin. Offices

Recognition for Academic Achievement: None

Special Programs: Magnet Program, Enrichment,

Vocational and Community

classes

Lunch schedule: Begins at 11:35 a.m.

Non-instructional space utilized for

instructional purposes: Custodial Office

Teachers required to float/travel: Math

Miami Killian Senior High:

Access to computers: In each classroom, in special

computer labs and in the Media

Center

Capital Improvements in the past year: Gym

Recognition for Academic Achievement: None

Special Programs: Vocational, Enrichment and

Community Classes

Lunch schedule: Begins at 10:50 a.m.

Non-instructional space utilized for instructional purposes:

Offices, Storage Rooms and

Auditorium

Teachers required to float/travel: Science, Social Studies and

Health

PLANNED RELIEF SCHOOLS IN THE AREA (information as of March 2004):

School
Addition @ Palmetto Middle (242 student stations)

Addition @ Miami Killian Sr. (875 student stations)

Projected Occupancy Date Design

December 2004

June 2006

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$11,666.

CAPITAL COSTS: Based on the State's March-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY 1 x \$ 13,401 = \$ 13,401 MIDDLE 0 x \$ 15,365 = \$ 0 SENIOR 1 x \$ 20,333 = \$ 20,333 Total Potential Capital Cost \$ 33,734

^{*} Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.



ZONING REPORT



(APLICATIONS REVIEWED SINCE JANUARY 2001) CC12

	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/ Region(s)	Community Council/ Date	Approved Denled/ Comment
1	HOWARD MARLOWE #03-243	N of SW 32 St. and W of SW 145 Ave.	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	. CC12	PENDING
2	OTTO GONZALEZ JR. #01-364	6725 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 1/24/02	DENIED
3	TASNIM UDDIN #02-266	E of SW 89 Ct. and N of SW 72 St.	8 Units/ 3 Students	BLUE LAKES ELEM-1 GLADES MID-1 KILLIAN SR-1	8/5 8/5 6/5	CC12 . 10/09/03	APPROVE
4	CAULEY PALISADE CORP. #02-096	9325 SW 128 St.	7 Units/ 3 Students	VINELAND ELEM-1 PALMETTO MID-1 KILLIAN SR-1	7/5 9/5 6/5	CC12 10/22/02	APPROVE
5	HARLON & ANN SACHS #02-140	9500 SW 68 St.	3 Units/ 1 Student	SNAPPER CREEK ELEM-1 GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 10/22/02	APPROVE
6	ARLENE POLLOCK #01-110	S of SW 96 St. and W of SW 107 Ct.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR	7/5 7/5 6/5	CC12 11/07/01	APPROVE
7	DAVID KING #01-109	SWC of SW 96 St. and SW 107 Ct.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR	7/5 7/5 6/5	GC12 11/07/01	APPROVE
8	JAY A. DAVIS #01-108	S of SW 96 St. and W of SW 107 Ave.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR	7/5 7/5 6/5	CC12 11/07/01	APPROVE
9	HENRY FORERO #02-172	13010 SW 102 Ave.	4 Units/ 1 Student	LEEWOOD ELEM-1 PALMETTO MID KILLIAN SR	7/5 9/5 6/5	CC12 11/26/02	APPROVE
10	JORGE A. RODRIGUEZ #02-264	5810 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 11/26/02	APPROVE
11	LUDLAM POINT CLUB, LLC #02-221	6801 SW 44 St.	118 Units/ 17 Students	S. MIAMI ELEM-8 S. MIAMI MID-4 S. MIAMI SR-5	6/5 6/5 8/5	CC12 11/26/02	APPROVE
12	HHJ DEVELOPMENT, LLC #01-388	8820-90 SW 94 St.	3 Units/ 1 Student	KENWOOD ELEMID-1 KILLIAN SR	6/5 6/5	CC12 11/26/02	DENIED
13	AVIS KAPLOW KALLAN #02-269	11860 SW 80 St.	58 Units/ 32 Students	SUNSET PARK ELEM-15 GLADES MID-8 KILLIAN SR-9	6/5 8/5 6/5	CC12 12/18/02	APPROVE
14	MARTA DE VARONA #00-370	9390 SW 66 St.	2 Units/ 1 Student	SNAPPER CREEK ELEM-1 GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 2/20/01	APPROVE



ZONING REPORT



(APLICATIONS REVIEWED SINCE JANUARY 2001) CC12

		· · · · · · · · · · · · · · · · · · ·		112	1 0/5	0040	IDENIED
15	EMILIA A. LAVIN #01-375	7890 SW 72 Ave.	4 Units/ 2 Students	LUDLAM ELEM-1 S. MIAMI MID-1 S. MIAMI SR	6/5 6/5 8/5	CC12 3/26/02	DENIED
16	RAMON LAVIN #01-378	N of SW 80 St. and approx. 152' W of SW 72 Ave.	3 Units/ 1 Student	LUDLAM ELEM-1 S. MIAMI MID S. MIAMI SR	6/5 6/5 8/5	CC12 3/26/02	DENIED
17	JOSEPH C. SHAW, TRUSTEE #02-182	7990 SW 112 St.	3 Units/ 1 Student	VINELAND ELEM-1 PALMETTO MID PALMETTO SR	7/5 9/5 9/5	CC12 5/13/03	APPROVED
18	RAUL & JUANA GAMAZO #02-345	10305 SW 70 St.	1 Units/ 0 Students	SNAPPER CREEK ELEM GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 5/13/03	APPROVED
19	PHILLIP & DONNA SLOTSKY, ET AL #02-346	S of SW 112 St. and W of SW 87 Ave.	5 Units/ 2 Students	VINELAND ELEM-1 PALMETTO MID-1 KILLIAN SR	7/5 9/5 6/5	CC12 5/13/03	WITHDRAW
20	ROSA, OTIS & JAMES WHITEHEAD #03-024	S of SW 126 St. & E of SW 92 Ave.	11 Units/ 4 Students	VINELAND ELEM-2 PALMETTO MID-1 PALMETTO SR-1	7/5 9/5 9/5	CC12 5/28/03	APPROVED
21	SILVERWINGS DEVELOPMENT LLC #03-035	E of SW 80 Ave. & S of SW 110 St.	17 Units/ 6 Students	VINELAND ELEM-3 PALMETTO MID-1 PALMETTO SR-2	7/5 9/5 9/5	CC12 5/28/03	APPROVED
22	GENERAL CONFERENCE CORP OF 7TH DAY ADVENTIST #00-440	8100 SW 117 Ave.	10 Units/ 6 Students	SUNSET PARK ELEM-3 GLADES MID-1 KILLIAN SR-2	6/5 8/5 6/5	CC12 7/05/01	APPROVED
23	JIMMY DIAZ #03-109	4920 SW 76 St.	1 Units/ 0 Stüdents	CORAL GABLES ELEM PONCE DE LEON MID CORAL GABLES SR	6/4 9/4 6/4	CC12 7/3/03	APPROVED
24	ROBET S. NEUMANN #03-083	9720 SW 92 Terr.	2 Units/ 1 Student	KENDALE ELEM-1 GLADES MID KILLIAN SR	7/5 8/5 6/5 ·	CC12 7/3/03	APPROVED
25	SLMK COP. & LAURISSE K. MASRI, TRUSTEE #03-118	SEC of SW 84 Ave. & S of SW 110 St.	3 Units/ 1 Student	VINELAND ELEM-1 PALMETTO MID KILLIAN SR	7/5 9/5 6/5	CC12 7/3/03	APPROVED
26	MARQUISE'S INVESTMENTS, LLC #00-176	9520 SW 92 St.	3 Units/ 1 Student	KENDALE ELEM-1 GLADES MID KILLIAN SR	7/5 8/5 6/5	CC12 9/20/01	APPROVED
27	HHJ DEVELOPMENT, LLC #03-117	SEC of SW 89 Ave. & SW 94 St.	3 Units/ 1 Student	KENWOOD ELEMID-1 KILLIAN SR	6/5 6/5	CC12 9/23/03	APPROVED
28	AMIGOS INVESTMENT, INC #03-351	. 13630 SW 97 Ave.	3 Units/ 2 StudentS	LEEWOOD ELEM-1 PALMETTO MID-0 KILLIAN SR-1	7/5 9/5 6/5	CC12	PENDING
29	ENRIQUE PIWKO #03-333	NEC of SW 84 Ave. and SW 94 St.	2 Units/ 1 Student	KENWOOD ELEMID-1 KILLIAN SR	6/5 6/5	CC12 3/10/04	APPROVED



Note: There are two applications that are pending which would generate 6 students.



ZONING REPORT



(APLICATIONS REVIEWED SINCE JANUARY 2001) CC12

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
BLUE LAKES ELEM	564	1	565	813	38	66%
KENDALE ELEM	598	5	603	555	46	100%
KENWOOD ELEM	1106	2	1108	928	21	117%
LEEWOOD ELEM	648	1	649	634	48	95%
S. MIAMI ELEM	569	8	577	308	· 149	126%
SNAPPER CREEK ELEM	603	2	605	508	0	119%
SUNSET PARK ELEM	728	18	746	701	23	103%
VINELAND ELEM	654	8	662	602	125	91%
				_		
ELEMENTARY TOTALS	5470	45	5515	5049	450	100%
ARVIDA MID				204	104	1500/
	1861	3	1864	991	184	159%
GLADES MID	1532	10	1542	870	176	147%
PALMETTO MID	1777	3	1780	966	140	161%
S. MIAMI MID	1219	4	1223	739	. 90	148%
MIDDLE TOTALS			6409	3566	590	154%
	6389	20	0409	3300	330	104%
MIAMI KILLIAN SR	3772	13	3785	2238	257	152%
MIAMI PALMETTO SR	3408	3	3411	2070	234	148%
SOUTH MIAMI SR	2900	5	2905	1802	307	. 138%
SENIOR HIGH TOTALS	10080	21	10101	6110	798	146%

TOTAL 21939 86 22025 14725 1838 133%

REV. 6-12-03

CHARTER SCHOOLS 2002-2003

		Ţ ===	2002-2003					NEV. 0-12-
Mail Code	Name and Address Of Charter School	Actual Enrollment	Pro	ected Enrollme	ent	Grade	ACCESS	Voting
		(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	l	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8		4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	l	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	l	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	l	. 1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	l	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	l	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	11	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	Ił .	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	111	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	111	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	111	5

Mail Code	Name and Address Of Charter School	Actual Enrollment	Pro	jected Enrollme	ent	Grade	ACCESS	Voting
		(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Mlami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	5.00	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

Code Of Charter School Enrollment (10-04-02) 2003-2004 2004-2005 Maximum	s* Center	Voting
	e Center	District
O200 Spiral Tech Elementary Charter School 59 160 240 290 K Miami, FL 33183 59 160 240 290 K	VI	7

MEM CHADTED COHOO! A	ADDROVED DO OFFICE	
MEM CENTLIER SCHOOLS	APPROVED TO OPEN FOR TI	HE 2003-2004 SCHOOL YEAR:
	THE PERSON NAMED IN COLUMN TO THE PE	16 2003*20U4 SCAUUL YFAR.

(Rev. 3/21/03)

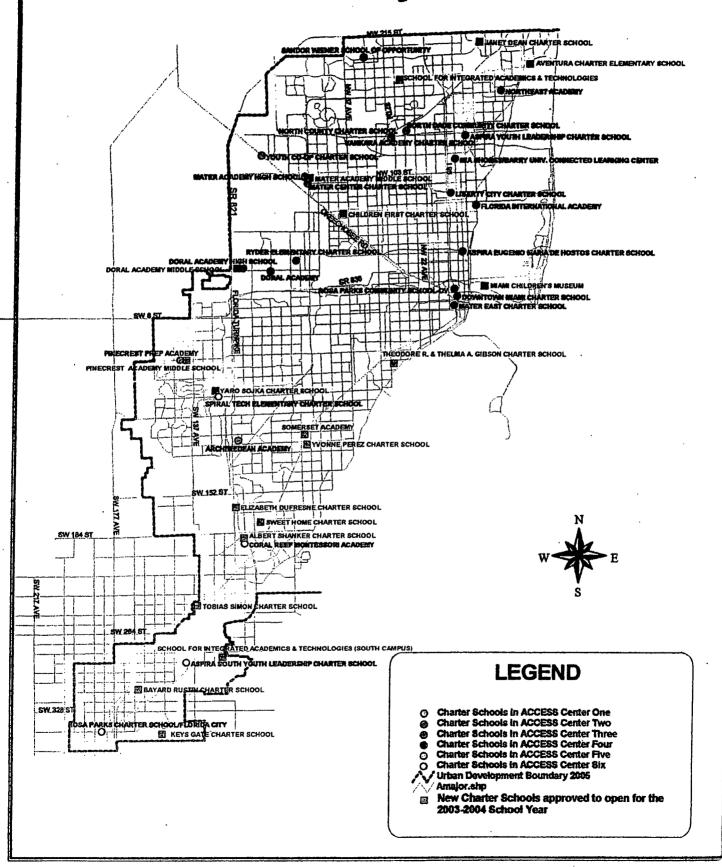
Name and Address	Projected Enrollment			03-04	Max Grade	ACCESS	
Of Charter School	2003-2004	2004-2005	Maximum	Grade Level	Level	Center	
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	1	
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	ı	
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	li li	
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	II	
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	111	
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III .	
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Mlami, FL 33133	. 575	600	600	K-8	K-8	IV	
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	١٧	

Name and Address	Projected Enrollment			03-04	Max Grade	ACCESS
Of Charter School .	2003-2004	2004-2005	Maximum	Grade Level	Level	Center
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. &164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VΙ
Albert Shanker Charter School SE comer of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL.	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	.VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

^{*}temporary location for the first year - the permanent location will be at SW 180 Street & 107 Ave.

	Antelles Pontschenichte diene	<u> Per vostibseg</u>	eni years 👸 🦂
	Applicant 27	Number of Schools	Maximum Enrollment Capacity
	Chancellor Charter School at Coral Gables	i	
	Coral Gables Community Charter School	1	750
	Miami-Dade Charter Foundation	6	600
•	Miami-Dade Charter Schools, Inc.	2	5,400
	Miami-Shores Charter High School	.1	3,200
	Somerset Academy	0	600
•	Balere Language Academy	1	8,600
	Mater Gardens Academy Elementary School	1	450
•	Mater Springs Academy Elementary School	1	900
	Mater Academy South Charter School	1	600
	Mater Gardens Academy Middle School	1	900
	Mater Springs Academy Middle School	1	450
	Sabal Palm Charter High School (West Hialeah Academy)	1	300
	Charter Academy of Excellence	1	800
	Total applications: 14	1	600
		27	24,150

Charter Schools by ACCESS Center



TEAM METRO KENDALL OFFICE

ENFORCEMENT HISTORY

A Walk in Galloway Park, Inc.	NW corner of SW 112 St. & SW 87 Ave.	
APPLICANT	ADDRESS	
6/09/2004	03-318	
DATE	HEARING NUMBER	

CURRENT ENFORCEMENT HISTORY:

04/22/04

An inspection found no violations. No open Team Metro cases.

DISCLOSURE OF INTEREST*

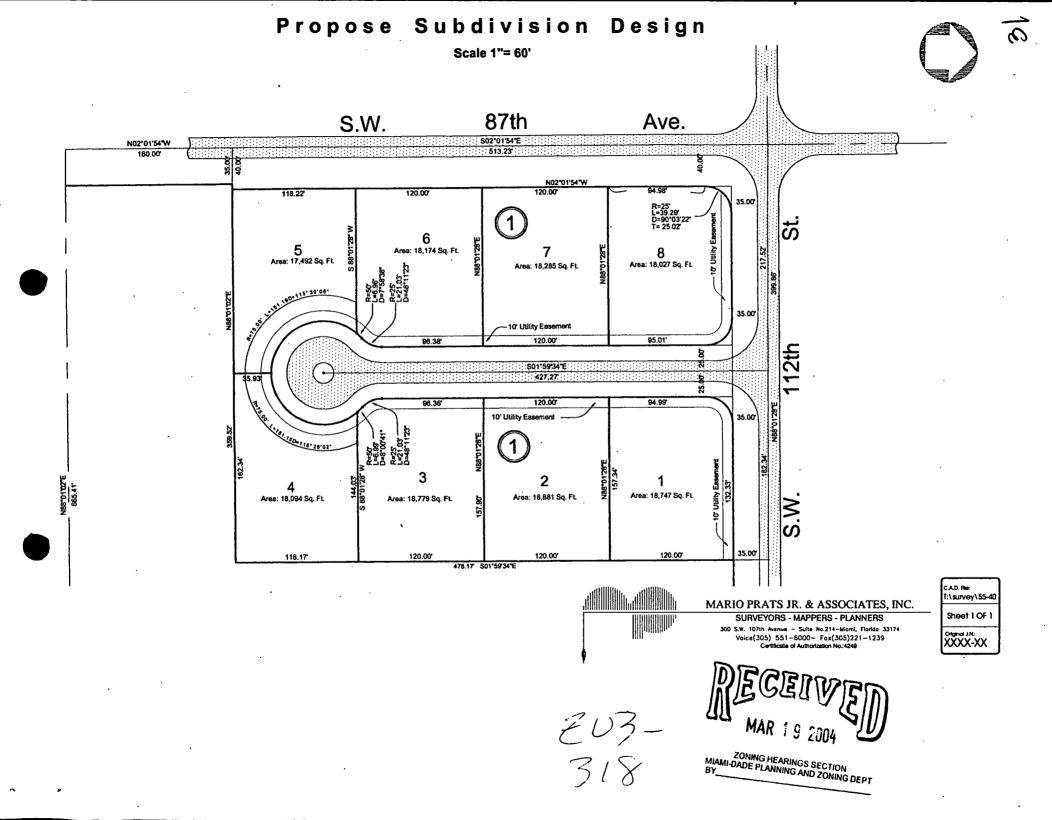
If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

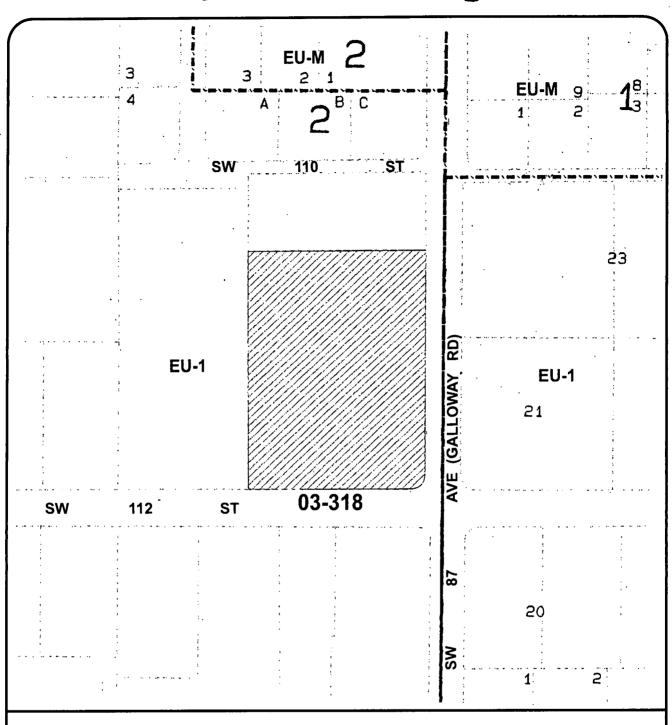
CORPORATION NAME: A Walk in Galloway Park, I	nc.
NAME AND ADDRESS	Percentage of Stock
Manuel M. Rodriguez-Fiol	20%
Ricardo Collazo	
Jorge Camaraza	
Tim Hodgins	
Neil Sandberg, Trustee	207
If a TRUST or ESTATE owns or leases the subject proper interest held by each. [Note: Where beneficiaries are other be made to identify the natural persons having the ultimate of	than natural persons, further disclosure sha
TRUST/ESTATE NAME:	
NAME AND ADDRESS	Percentage of Interest
If a PARTNERSHIP owns or leases the subject property, lis partners. [Note: Where partner(s) consist of other partnertities, further disclosure shall be made to identify the na interests]. PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	ership(s), corporation(s), trust(s) or similatural persons having the ultimate ownershi
NAME AND ADDRESS	Percent of Ownership
	

stockholders, beneficiaries or partners consist of other corporations, tentities, further disclosure shall be made to identify natural persons having	trusts, partnerships or similar ultimate ownership interests].
NAME OF PURCHASER:	
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Date of contract:	
If any contingency clause or contract terms involve additional parties, lis corporation, partnership or trust:	t all individuals or officers, if a
NOTICE: For changes of ownership or changes in purchase contracts aff but prior to the date of final public hearing, a supplemental disc	ter the date of the application, losure of interest is required.
The above is a full disclosure of all parties of interest in this application to the bes	t of my knowledge and belief.
Signature: (Applicant)	
	Affiant is personally known to
<u> </u>	tification.
Heyla (Notary Public) (Notary Public) Leyla My Con	A. Lucas nmission DD201132 s September 24, 2005
My commission expires	•

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers,

^{*}Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.





MIAMI-DADE COUNTY

HEARING MAP

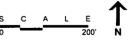
Section: 09 Township: 55 Range: 40

Process Number: 03-318

Applicant: A WALK IN GALLOWAY PARK, INC.

District Number: 08
Zoning Board: C12
Drafter ID: ALFREDO

Scale: 1:200'



SUBJECT PROPERTY





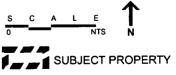
MIAMI-DADE COUNTY

AERIAL

Section: 09 Township: 55 Range: 40 Process Number: 03-318 Applicant: A WALK IN GALLOWAY PARK, INC. District Number: 08

Zoning Board: C12 Drafter ID: ALFREDO

Scale: NTS





2. A WALK IN GALLOWAY PARK, INC. (Applicant)

Property Owner (if different from applicant) Same

04-5-CZ12-2 (03-318) Area 12/District 8 Hearing Date: 5/12/04

Property C	wher (if different from appli	cant) <u>Jame.</u>		
	n option to purchase □/ le Yes □ No ☑	ase □ the property predicated on th	ne approval o	f the zoning
Disclosure	of interest form attached?	Yes ☑ No □		
	<u>Previous</u>	Zoning Hearings on the Property:		
<u>Year</u>	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING **RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANT: A Walk in Galloway Park, Inc.

PH: Z03-318 (04-5-CZ12-2)

SECTION:

9-55-40

DATE: May 12, 2004

COMMISSION DISTRICT: 8

ITEM NO.: 2

A. INTRODUCTION

REQUEST:

EU-1 to EU-M

SUMMARY OF REQUEST: 0

The request will allow the applicant to change the zoning on the subject property from single family one acre estate district to estate modified residential district.

LOCATION: 0

The northwest corner of SW 112 Street & S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE: 4 acres.

IMPACT: 0

The rezoning of the property will allow the applicant to build 9 units where the existing zoning would only allow a total of 4 units. However, the rezoning will increase the population in the area, will bring more children to local schools, will increase the demand for water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for estate density residential. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.
- 2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent

with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

EU-1; single family residence

Residential, estate density, 1 to

2.5 dua

Surrounding Properties:

NORTH: EU-1; single family residence

Residential, estate density, 1 to

2.5 dua

SOUTH: EU-1; temple

Residential, estate density, 1 to

2.5 dua

EAST: EU-1; church and school

Residential, estate density, 1 to

2.5 dua

WEST: EU-1; church

Residential, estate density, 1 to

2.5 dua

The subject property is located on the west side of SW 87 Avenue (Galloway Road) and north of SW 112 Street. The area immediately surrounding the subject property is characterized by single family homes and institutional uses consisting of private schools, churches and temples.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site: Unacceptable

Location of Buildings: N/A

Compatibility: Unacceptable

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A
Access: N/A
Parking Layout/Circulation: N/A
Visibility/Visual Screening: N/A
Energy Considerations: N/A

Roof Installations: N/A
Service Areas: N/A

A Walk in Galloway Park, Inc. 03-318 Page 3

> Signage: Urban Design:

N/A N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for district boundary changes taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection*
No objection
MDTA
No objection
Fire Rescue
Police
No objection
No objection
Schools
2 students

H. ANALYSIS:

The subject property is located on the northwest corner of SW 87 Avenue and SW 112 Street. The applicant is seeking a district boundary change from EU-1, Single Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District. EU-M zoning permits a maximum density of 2.42 units per acre, a minimum lot area of 15,000 sq. ft., a minimum depth of 115', and a minimum width of 120'. However, with the use of Severable Use Rights (SUR's) EU-M zoning would permit a minimum lot area of 12,500 sq. ft., a minimum depth of 115', and a minimum width of 100'. The applicant has submitted a plan depicting the development of the proposed parcel into 8 lots. Each lot complies with EU-M zoning district requirements.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service

^{*} subject to the conditions stated in their attached memoranda

(LOS) standards set forth in the Master Plan. The Miami-Dade County Public Schools (MDCPS) met with the applicant on March 15, 2004, to discuss the impact of the proposed development on public schools. At the time of this writing, MDCPS and the applicant had not formalized a mitigation option to address school issues. The Public Works Department has no objection to this application. The development abuts a state maintained road (SW 112 Street). This application does meet the traffic concurrency criteria and will generate 11 pm daily peak hour trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable Level of Service (LOS) of the area roadways which are currently operating at LOS "B" and "C".

This application will allow the applicant to provide additional housing for the community. The Master Plan, which designates this site for Estate Density Residential use, permits a maximum density of 2.5 units per gross acre which results in the maximum development of 10 residential units on this site. The subject property is unique in that it is surrounded by mostly institutional uses on all sides and is separated from the EU-1 estate homes to the west and south by said uses. This community is characterized by EU-1 zoned lots and staff is not in favor of the subdivision of this well established residential estate neighborhood. Although the density permitted by EU-M zoning is **consistent** with the CDMP, staff is of the opinion that EU-M zoning would precipitate further subdivision which would be **incompatible** with the surrounding community.

The proposed EU-M zoning will allow the applicant to develop the site with 9 single family residential units at a density of 2.42 units per acre. The 8 units proposed by the applicant equates to a density of 2 units per acre. Although the proposed density is **consistent** with the CDMP and the property abuts institutional and community serving uses, staff is of the opinion that EU-M zoning would be**incompatible** with the predominant EU-1 zoned properties in this area. Since no similar request has been approved in this area, the approval of same could set a precedent for further subdivision of this well established estate area that would increase the density of same. As such, staff recommends denial without prejudice of the proposed rezoning to EU-M. The CDMP states that all existing lawful residential and non-residential uses and zoning are deemed to be consistent with the Plan. As such retaining the existing EU-1 zoning would be **consistent** with the CDMP and **compatible** with the surrounding area.

I. RECOMMENDATION: Denial without prejudice.

J. CONDITIONS: None.

DATE INSPECTED: 04/07/04
DATE TYPED: 04/12/04
DATE REVISED: 05/06/04
DATE FINALIZED: 05/07/04

DO'QW:MTF:JED Diane O'Quinn Williams, Director
Miami-Dade County Department of

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

January 16, 2004

SUBJECT:

C-12 #Z2003000318

A Walk in Galloway Park, Inc.

NWC of SW 112th Street & SW 87th

Avenue

DBC from EUHD

(EU-1) (4 Ac

09-55-40

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Liquid Waste Disposal:

Sanitary sewers are presently approximately ½ mile north of this site, however, DERM has no objection to low intensity development served by interim septic tanks provided that the maximum sewage loading allowed by the Code is not exceeded and the proposed lots are connected to the public water supply. Based on the available information, the proposed use served with septic tanks would not exceed the maximum allowable sewage loading for the subject site.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

C-12 #Z2003000318 A Walk in Galloway Park, Inc. Page 2

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

An on-site inspection revealed the presence of several specimen-sized (truck diameter ≥ 18") trees. Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, which are on the site. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. Prior to site plan approval, the applicant must submit, for DERM approval, either:

- 1. A revised site plan which includes the location and preservation of all specimensized trees at their current location, or
- 2. A Letter of Demonstration explaining why the specimen-sized trees cannot be preserved at their current location.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

C-12 #Z2003000318 A Walk in Galloway Park, Inc. Page 3

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Lynne Talleda, Zoning Hearings- P&Z Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: A Walk in Galloway Park, Inc.

This Department has no objections to this application.

Since this development abuts a State maintained road (SW 112 St.), the applicant must contact the district office at 305-470-5367, certain restrictions may apply.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **11 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. # LOS present LOS	w/project
F-2276 Don Shula Expwy. n/o Killian Pkwy. C	С
F-1093 SW 112 St. w/o US-1 C	C
F-1077 SW 87 Ave. n/o SW 132 St. C	C
F-1089 SW 112 St. e/o SR 874 B	В

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A. Pino, P.L.S.

MAY 04 2004

Date



giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent . Facilities Operations, Maintenance and Planning

March 17, 2004

Miami-Dade County School Board
Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Superintendent of Schools Merrett R. Stierheim

Ms. Maria Teresa-Fojo, Division Chief Miami-Dade County Department of Planning and Zoning Zoning Evaluation Section 111 NW 1 Street, Suite 1110 Miami, Florida 33128

Re: A Walk In Galloway Park, Inc. - Application No. 03-318 (CC12)
Northwest Corner of S.W. 112 Street and S.W. 87 Avenue

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will only impact Palmetto Middle School and Miami Killian Senior High School currently operating at 161% and 151% of FISH % utilization, respectively (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on March 15, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. The District will advise the County in writing in the event the applicant and the District formalize a mitigation option to address school issues. Please be advised that any options proffered are subject to School Board approval.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Ms. Maria Teresa-Fojo March 17, 2004 Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 8-unit development is estimated to generate approximately \$19,584 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely.

Patricia Good Coordinator III

PG:am L-2343 Attachment

cc:

Ms. Ana Rijo-Conde

Mr. Fernando Albuerne

Mr. Michael A. Levine

Mr. Ivan M. Rodriguez

Ms. Vivian Villaamil

Mr. Simon Ferro

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:

No. 03-318, A Walk in Galloway Park, Inc. (CC12)

REQUEST:

Zone change from EU-1 to EU-M

ACRES:

4 acres

LOCATION:

Northwest Corner of S.W. 112 Street and 87 Avenue

UNITS:

4 additional units (4 units currently permitted under existing zoning

classification, for a total of 8 units)

ESTIMATED

STUDENT

POPULATION:

2 students *

ELEMENTARY:

1

MIDDLE:

-

SENIOR:

1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:

Vineland Elementary – 8455 S.W. 119 St.

MIDDLE:

Palmetto Middle - 7351 S.W. 128 St.

SENIOR HIGH:

Miami Killian Senior - 10655 S.W. 97 Ave.

All schools are located in Access Center 5

^{*} Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2003:

Information Techn	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Vineland Elem.	654/		109%/		90%/
	655*	602	109%*	125	90%*
Palmetto Middle					
	1777	966	184%	140	161%
Miami Killian Sr.					4846//
	3772/		169%/		151%/
* L. d. d. a managed des	3,773*	2,238	169%*	257	151%*

^{*} Includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold.

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2003:

Vineland Elementary:

Non-instructional space utilized for

Access to computers:	In each classroom, in special	
	computer labs and media center	

computer labs and media center

None Capital Improvements in the past year:

FL School Recognition Program Recognition for Academic Achievement:

Before School Care and Special Programs:

Enrichment Classes

Begins at 10:35 a.m. Lunch schedule:

Office, Teacher's Planning Rooms instructional purposes:

and Media Center

Art and Music Teachers required to float/travel:

Palmetto Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements in the past year: Classrooms and Media Center, Art

Photo Lab, Computer Lab and new

Admin. Offices

Recognition for Academic Achievement: None

Special Programs: Magnet Program, Enrichment,

Vocational and Community

classes

Math

Lunch schedule: Begins at 11:35 a.m.

Non-instructional space utilized for Custodial Office

instructional purposes: Custod

Miami Killian Senior High:

Teachers required to float/travel:

Access to computers: In each classroom, in special

computer labs and in the Media

Center

Capital Improvements in the past year: Gym

Recognition for Academic Achievement: None

Special Programs: Vocational, Enrichment and

Community Classes

Lunch schedule: Begins at 10:50 a.m.

Non-instructional space utilized for

instructional purposes: Offices, Storage Rooms and

Auditorium

Teachers required to float/travel: Science, Social Studies and

Health

PLANNED RELIEF SCHOOLS IN THE AREA (information as of March 2004):

School	<u>Status</u>	Projected Occupancy Date
Addition @ Palmetto Middle (242 student stations)	Design	December 2004
Addition @ Miami Killian Sr. (875 student stations)	Design	June 2006

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$11,666.

CAPITAL COSTS: Based on the State's March-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY MIDDLE SENIOR	0	Х	\$ 13,401 \$ 15,365 \$ 20,333	=	\$0
Total Potential Cap	ital C	ost			\$ 33,734

^{*} Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.



ZONING REPORT



(APLICATIONS REVIEWED SINCE JANUARY 2001) CC12

	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/ Region(s)	Community Council/ Date	Approved/ Denied/ Comments
1	HOWARD MARLOWE #03-243	N of SW 32 St. and W of SW 145 Ave.	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC12	PENDING
2	OTTO GONZALEZ JR. #01-364	6725 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 1/24/02	DENIED
3	TASNIM UDDIN #02-266	E of SW 89 Ct. and N of SW 72 St.	8 Units/ 3 Students	BLUE LAKES ELEM-1 GLADES MID-1 KILLIAN SR-1	8/5 8/5 6/5	CC12 10/09/03	APPROVED
4	CAULEY PALISADE CORP. #02-096	9325 SW 128 St.	7 Units/ 3 Students	VINELAND ELEM-1 PALMETTO MID-1 KILLIAN SR-1	7/5 9/5 6/5	CC12 10/22/02	APPROVED
5	HARLON & ANN SACHS #02-140	9500 SW 68 St.	3 Units/ 1 Student	SNAPPER CREEK ELEM-1 GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 10/22/02	APPROVED
6	ARLENE POLLOCK #01-110	S of SW 96 St. and W of SW 107 Ct.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR	7/5 7/5 6/5	CC12 11/07/01	APPROVED
7	DAVID KING #01-109	SWC of SW 96 St. and SW 107 Ct.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR	7/5 7/5 6/5	CC12 11/07/01	APPROVED
8	JAY A. DAVIS #01-108	S of SW 96 St. and W of SW 107 Ave.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR	7/5 7/5 6/5	CC12 11/07/01	APPROVED
9	HENRY FORERO #02-172	13010 SW 102 Ave.	4 Units/ 1 Student	LEEWOOD ELEM-1 PALMETTO MID KILLIAN SR	7/5 9/5 6/5	CC12 11/26/02	APPROVED
10	JORGE A. RODRIGUEZ #02-264	5810 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 11/26/02	APPROVED
11	LUDLAM POINT CLUB, LLC #02-221	6801 SW 44 St.	118 Units/ 17 Students	S. MIAMI ELEM-8 S. MIAMI MID-4 S. MIAMI SR-5	6/5 6/5 8/5	CC12 11/26/02	APPROVED
12	HHJ DEVELOPMENT, LLC #01-388	8820-90 SW 94 St.	3 Units/ 1 Student	KENWOOD ELEMID-1 KILLIAN SR	6/5 6/5	CC12 11/26/02	DENIED
13	AVIS KAPLOW KALLAN #02-269	11860 SW 80 St.	58 Units/ 32 Students	SUNSET PARK ELEM-15 GLADES MID-8 KILLIAN SR-9	6/5 8/5 6/5	CC12 12/18/02	APPROVED
14	MARTA DE VARONA #00-370	9390 SW 66 St	2 Units/ 1 Student	SNAPPER CREEK ELEM-1 GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 2/20/01	APPROVED

ZONING REPORT

IABY 2001

(APLICATIONS REVIEWED SINCE JANUARY 2001) CC12

							T
15	EMILIA A. LAVIN #01-375	7890 SW 72 Ave.	4 Units/ 2 Students	LUDLAM ELEM-1 S. MIAMI MID-1 S. MIAMI SR	6/5 6/5 8/5	CC12 3/26/02	DENIED
	RAMON LAVIN	N of SW 80 St.	3 Units/	LUDLAM ELEM-1	6/5	CC12	DENIED
16	#01-378	and approx. 152' W of SW 72 Ave.	1 Student	S. MIAMI MID S. MIAMI SR	6/5 8/5	3/26/02	
17	JOSEPH C. SHAW, TRUSTEE #02-182	7990 SW 112 St.	3 Units/ 1 Student	VINELAND ELEM-1 PALMETTO MID PALMETTO SR	7/5 9/5 9/5	CC12 5/13/03	APPROVED
18	RAUL & JUANA GAMAZO #02-345	10305 SW 70 St.	1 Units/ 0 Students	SNAPPER CREEK ELEM GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 5/13/03	APPROVED
19	PHILLIP & DONNA SLOTSKY, ET AL #02-346	S of SW 112 St. and W of SW 87 Ave.	5 Units/ 2 Students	VINELAND ELEM-1 PALMETTO MID-1 KILLIAN SR	7/5 9/5 6/5	CC12 5/13/03	WITHDRAWN
20	ROSA, OTIS & JAMES WHITEHEAD #03-024	S of SW 126 St. & E of SW 92 Ave.	11 Units/ 4 Students	VINELAND ELEM-2 PALMETTO MID-1 PALMETTO SR-1	7/5 9/5 9/5	CC12 5/28/03	APPROVED
21	SILVERWINGS DEVELOPMENT LLC #03-035	E of SW 80 Ave. & S of SW 110 St.	17 Units/ 6 Students	VINELAND ELEM-3 PALMETTO MID-1 PALMETTO SR-2	7/5 9/5 9/5	CC12 5/28/03	APPROVED
22	GENERAL CONFERENCE CORP OF 7TH DAY ADVENTIST #00-440	8100 SW 117 Ave.	10 Units/ 6 Students	SUNSET PARK ELEM-3 GLADES MID-1 KILLIAN SR-2	6/5 8/5 6/5	CC12 7/05/01	APPROVED
23	JIMMY DIAZ #03-109	4920 SW 76 St.	1 Units/ 0 Students	CORAL GABLES ELEM PONCE DE LEON MID CORAL GABLES SR	6/4 9/4 6/4	CC12 7/3/03	APPROVED
24	ROBET S. NEUMANN #03-083	9720 SW 92 Terr.	2 Units/ 1 Student	KENDALE ELEM-1 GLADES MID KILLIAN SR	7/5 8/5 6/5	CC12 7/3/03	APPROVED
25	SLMK COP. & LAURISSE K. MASRI, TRUSTEE #03-118	SEC of SW 84 Ave. & S of SW 110 St.	3 Units/ 1 Student	VINELAND ELEM-1 PALMETTO MID KILLIAN SR	7/5 9/5 6/5	CC12 7/3/03	APPROVED .
26	MARQUISE'S INVESTMENTS, LLC #00-176	9520 SW 92 St.	3 Units/ 1 Student	KENDALE ELEM-1 GLADES MID KILLIAN SR	7/5 8/5 6/5	CC12 9/20/01	APPROVED
27	HHJ DEVELOPMENT, LLC #03-117	SEC of SW 89 Ave. & SW 94 St.	3 Units/ 1 Student	KENWOOD ELEMID-1 KILLIAN SR	6/5 6/5	CC12 9/23/03	APPROVED
28	AMIGOS INVESTMENT, INC. #03-351	13630 SW 97 Ave.	3 Units/ 2 StudentS	LEEWOOD ELEM-1 PALMETTO MID-0 KILLIAN SR-1	7/5 9/5 6/5	CC12	PENDING
29	ENRIQUE PIWKO #03-333	NEC of SW 84 Ave. and SW 94 St.	2 Units/ 1 Student	KENWOOD ELEMID-1 KILLIAN SR	6/5 6/5	CC12 3/10/04	APPROVED

Note: There are two applications that are pending which would generate 6 students.

ZONING REPORT

RY 2001)

(APLICATIONS REVIEWED SINCE JANUARY 2001) CC12

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
BLUE LAKES ELEM	564	1	565	813	38	66%
KENDALE ELEM	598	5	603	555	46	100%
KENWOOD ELEM	1106	2	1108	928	21	117%
LEEWOOD ELEM	648	1	649	634	48	95%
S. MIAMI ELEM	569	8	577	308	149	126%
SNAPPER CREEK ELEM	603	2	605	508	0	119%
SUNSET PARK ELEM	728	18	746	701	23	103%
VINELAND ELEM	654	8	662	602	125	91%
ELEMENTARY TOTALS	5470	45	5515	5049	450	100%
ARVIDA MID	1861	3	1864	991	184	159%
GLADES MID	1532	10	1542	870	176	147%
PALMETTO MID	1777	3	1780	966	140	161%
S. MIAMI MID	1219	4	1223	739	90	148%
MIDDLE TOTALS	6389	20	6409	3566	590	154%
-						
MIAMI KILLIAN SR	3772	13	3785	2238	257	152%
MIAMI PALMETTO SR	3408	3	3411	2070	234	148%
SOUTH MIAMI SR	2900	5	2905	1802	307	138%
SENIOR HIGH TOTALS	10080	21	10101	6110	798	146%

TOTAL 21939 86 22025 14725 1838 133%

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CHARTER SCHOOLS 2002-2003

REV. 6-12-03

		2002-2003						
Mail Code	Name and Address Of Charter School	Actual Enrollment	Pro	jected Enrollme	ent	Grade	ACCESS	Voting
		(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	ı	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	1	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5		1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	l .	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	1	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	ı	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	. 386	525	525	525	K-8	l	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	11	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	ll li	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	111	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	111	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5



Mail Code	Name and Address	Actual Enrollment	Pro	Grade	ACCESS	Voting		
COULE	Of Charter School	(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	€50	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	١٧	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	·K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9



Mall Code	Name and Address	Actual Enrollment	Pro	jected Enrollme	ent	Grade	ACCESS	Voting
0048	Of Charter School	(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

(Rev. 3/21/03)

Name and Address	Pro	jected Enrollmen	03-04	Max Grade	ACCESS	
Of Charter School	2003-2004	2004-2005	Maximum	Grade Level	Level	Center
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	1
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	T
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	11
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	11
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	111
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	575	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	ľV

Name and Address	Pro	jected Enrollmen	03-04	Max Grade	ACCESS	
Of Charter School	2003-2004	2004-2005	Maximum	Grade Level	Level	Center
Somerset Academy 11011 SW 80 Avenue Mlami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Mlami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. &164 Terrace Miaml, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quall Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

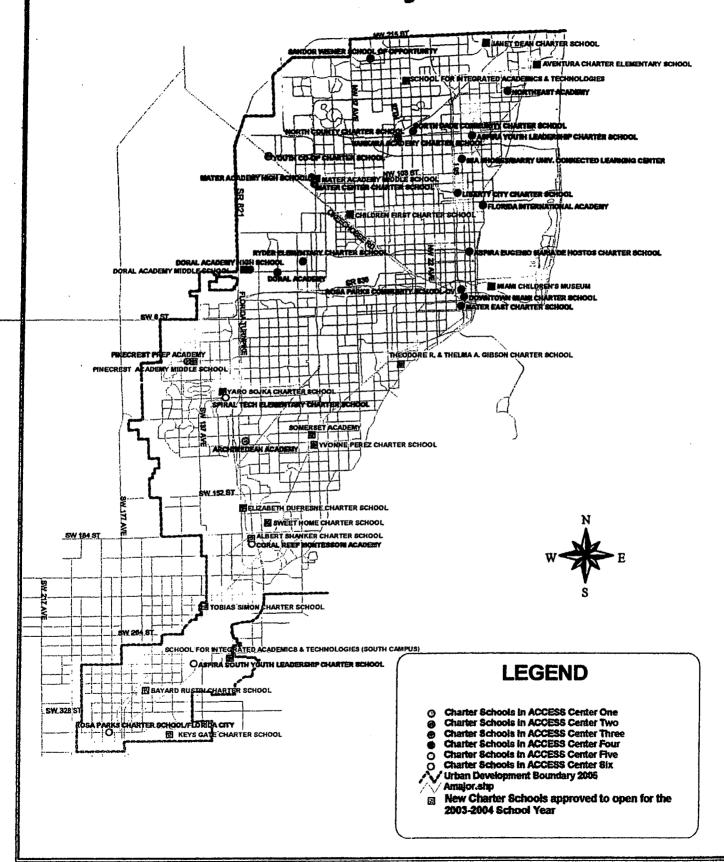
temporary location for the first year - the permanent location will be at SW 180 Street & 107 Ave.

A Color Constitution of the Color of the Col		
Weight of the state of the stat	7,10,534	ETLYEARS MARK 4
	Number of Schools	Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	1	
Coral Gables Community Charter School	1	750
Miami-Dade Charter Foundation	6	600
Miami-Dade Charter Schools, Inc.	3	5,400
Miami-Shores Charter High School	2	3,200
Somerset Academy	8	600
Balere Language Academy	- 0	8,600
Mater Gardens Academy Elementary School	1 1	450
Mater Springs Academy Elementary School	1	900
Mater Academy South Charter School	1	600
Mater Gardens Academy Middle School	1	900
Mater Springs Academy Middle School	1	450
Sabal Palm Charter High School (West Hialeah Academy)	1	300
Charter Academy of Excellence		800
Total applications: 14	1	600
	27	24,150

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Charter Schools by ACCESS Center



TEAM METRO KENDALL OFFICE

ENFORCEMENT HISTORY

A Walk in Galloway Park, Inc.	NW corner of SW 112 St. & SW 87 Ave.
APPLICANT	ADDRESS
5/12/04	03-318
DATE	HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

04/22/04

An inspection found no violations. No open Team Metro cases.

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

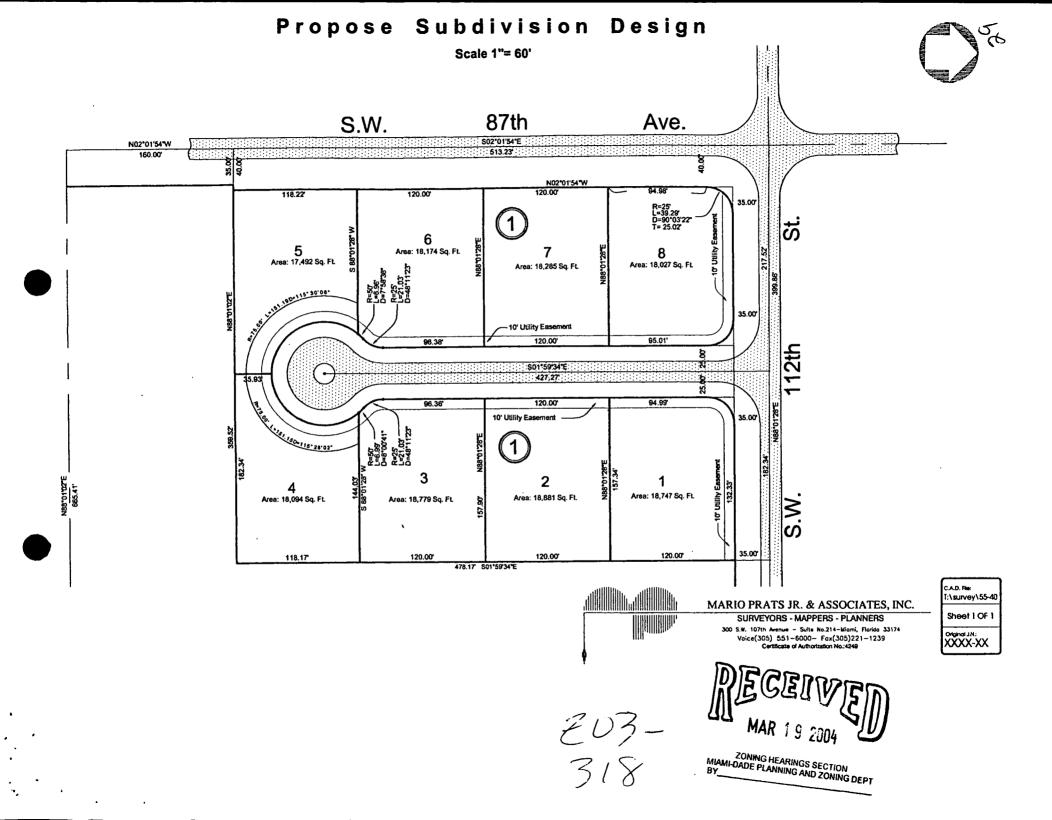
CORPORATION NAME: A Walk in Galloway Park, Inc	<u>C.</u>
NAME AND ADDRESS	Percentage of Stock
Manuel M. Rodriguez-Fiol	20%
Ricardo Collazo	20%
Tim Hodgins	
Neil Sandberg, Trustee	209
If a TRUST or ESTATE owns or leases the subject property interest held by each. [Note: Where beneficiaries are other the be made to identify the natural persons having the ultimate own	nan natural persons, further disclosure shall
TRUST/ESTATE NAME:	
NAME AND ADDRESS	Percentage of Interest
If a PARTNERSHIP owns or leases the subject property, list partners. [Note: Where partner(s) consist of other partner entities, further disclosure shall be made to identify the natural interests].	rship(s), corporation(s), trust(s) or simila
PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	
NAME AND ADDRESS	Percent of Ownership

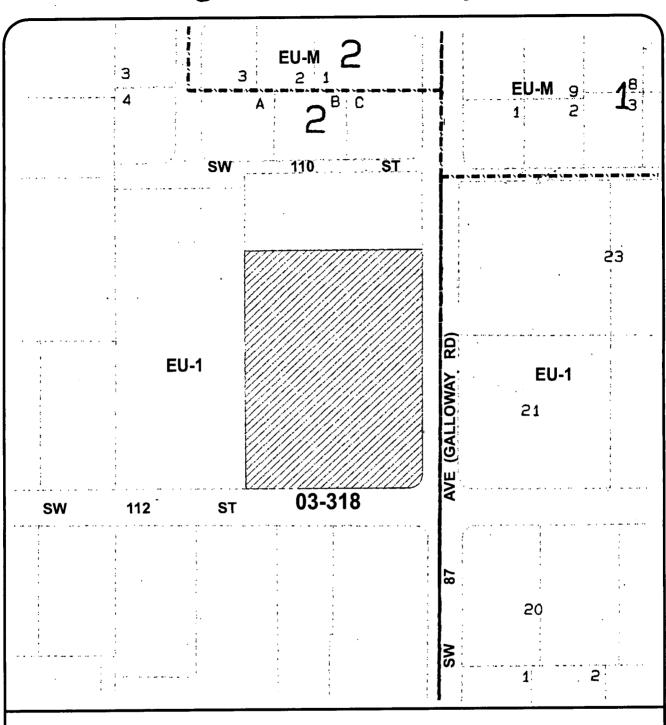
	iaries or partners. [Note: Where principal officers, tother corporations, trusts, partnerships or similar natural persons having ultimate ownership interests].
NAME OF PURCHASER:	
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Date of contract:	
If any contingency clause or contract terms involve corporation, partnership or trust:	e additional parties, list all individuals or officers, if a
NOTICE: For changes of ownership or changes in but prior to the date of final public hearing	n purchase contracts after the date of the application, ng, a supplemental disclosure of interest is required.
The above is a full disslosure of all parties of interest in	this application to the best of my knowledge and belief.
Signature: (Ap	plicant),
	October , 2003 Affiant is personally known to
me or has produced	as identification.
heyla (Mueas) (Notary Public)	Leyla M. Lucas My Commission D0201132 Expires September 24, 2005

If there is a CONTRACT FOR PURCHASE by a Corporation, Trust or Partnership, list purchasers below,

My commission expires

^{*}Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.





MIAMI-DADE COUNTY

HEARING MAP

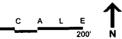
Section: 09 Township: 55 Range: 40

Process Number: 03-318

Applicant: A WALK IN GALLOWAY PARK, INC.

District Number: 08 Zoning Board: C12 Drafter ID: ALFREDO

Scale: 1:200'



SUBJECT PROPERTY





MIAMI-DADE COUNTY **AERIAL**

Section: 09 Township: 55 Range: 40

Process Number: 03-318

Applicant: A WALK IN GALLOWAY PARK, INC.

District Number: 08
Zoning Board: C12
Drafter ID: ALFREDO

Scale: NTS







MORANDUM

TO:

Diane O'Quinn Williams

Director

of Planning and Zoning Departme

FROM: Robsevelt Bradley, Direct

Miami Dade Transit

DATE:

October 14, 2003

SUBJECT: FY04 Blanket

Concurrency Approval

for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: Aurelio Rodriguez, P.E. Mario G. Garcia



MEMORANDUM

Jelen B.

TO:

Dianne O'Quinn-Williams, Director Department of Planning and Zoning

DATE:

September 18, 2003

FROM:

Vivian Donnell Rodriguez, Director

SUBJECT: Concurrency Approval:

Park and Recreation Department

13

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

Original to Helen Brown

TO:

Diane O'Quinn Williams

Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director

Department of Solid Waste Managemen

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM



BY

70:

TOTATA WETE DADE STAMET M

Guillermo E. Olmedillo. Director Building & Zoning Department DATE:

May 3rd. 1999

SUBJECT:Concurrency Approval

FROM:

Earl L. Carlton, Captain

Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

Department of Solid Waste Management (DSWM) Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

•		•					F	scal Year 2002	2-2003						
			RESOURCE	S RECOVERY	FACILITY			RTIFA	CILITY		Ĺ	LANDFILLS		WHEELABRATOR	
		. *									SOUTH DADE	NORTH DADE	WMI	(contract had ended on 12/31/02)	- s i
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	Garbage	Trash	Garbage &Trash	Trash	Total
			••		[1]	[2]			[3]	[4]	(5)	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000		17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	
2004 **	1,715,500	936,000		14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500		100,000	, o	1,715,500
2005	1,715,500 1,705,500	936,000 936,000		14,000 14,000	122,000 122,000	622,000 622,000	270,000 270,000	67,000 67,000	27,000 27,000	178,000	273,500		100,000	0	1,715,50
2006	1,705,500	936,000		14,000	122,000	622,000	270,000	67,000	27,000	176,000 176,000	263,500 263,500		100,000		1,705,500 1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67.000	27,000	176,000	263,500		100,000	٥	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000		27,000	176,000	263,500	395,000	100,000		1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500		100,000	o.	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
RESOURC	ES RECOVER	Y .	GARBAGE	TRASH	TIRES	TOTAL									
TOTAL	@ 1.84M		853,000	69,000 270,000	14,000	936,000 270,000		je; 9% Trash, includ	les Tires)					•	
* TOTAL	@ 1.72M		853,000	69,000 270,000	14,000	935,000 270,000		pe; 9% Trash, includ	les Tires)						•
TOTAL	@ 1.71M		853,000	69,000 270,000	14,000	936,000 270,000	(91% Garbag (RTI)	je; 9% Trash, includ	es Tires)						
TOTAL WA	STE STREAM	PERCENTAG	ES @1.84 MILL	IONS TONS					1						-
		1.3%	997,000 816,000 24,000												
TOTAL			1,837,000]						
REMAININ	G CAPACITY E	Y FACILITY A	T END OF FISC	AL YEAR				· .							
					Ashfill					s	outh Dade	North Dade	WMI		
Year					Capacity *					_	Capacity **	Capacity ***	Disposed	*,	
Base Car	pacity				207,000						4,352,000	3,130,000	148,000		
2003	-				61,000						3 042 000	2 707 000	100,000		

1100	Capacity	Capacity	Capacity	Uisposed	
Base Capacity	207,000	4,352,000	3,130,000	146,000	
2003	61,000	3,942,000	2,797,000	100,000	
2004	0	3,668,500	2,402,000	188,000	
2005	0	3,395,000	2,007,000	249,000	
2006	0	3,131,500	1,612,000	249,000	
2007	0	2,868,000	1,217,000	249,000	
2008	0	2,604,500	822,000	249,000	
2009	0	2,341,000	427,000	249,000	
2010	0	. 2,077,500	32,000	249,000	
2011	0	1,702,000	0	500,000	
2012	0	1,294,500	0	500,000	
2013	0	887,000	0	500,000	
2014	Q .	479,500	0	500,000	

Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (MMI).

2015

2016 2017 2018

Total Remaining Years

72,000

500,000

⁸⁰ South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

^{***} North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

^{****} Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000	Accrued	Total	Need @ 2.75 Acres	Existi	ng Local Open	Total Local	Surplus (Deficit)	Level of	
	Population	ulation Population Population		Per 1000 Park (Acres) Acres		School field Acres	1/2 Private Acres	Open Space	Acres	Service
						=======================================	======================================	= a = a = a = a = = = = =	=========	:======
1 2 3	476,880 563,033 141,699	25,585 19,245 24,607	502,465 582,278 166,306	1,381.77 1,601.24 457.33	1,198.25 1,564.11 578.93	702.34 508.33 177.20	85.32 139.79 6.90	1,985.91 2,212.23 763.03	604.14 610.99 305.70	1.437 1.381 1.668
7	1,181,612	69,437	1,251,049	3,440.34		1,387.87	232.01	4,961.17	1.520-83	1.495



MEMORANDUM

TO:

Diane O'Ouinn Williams

Director

Department of Planning and Zoning

FROM:

Robsevelt Bradley, Director

Miami Dade Transit

DATE:

October 14, 2003

SUBJECT: FY04 Blanket

Concurrency Approval

for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: Aurelio Rodriguez, P.E. Mario G. Garcia



MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

03 00T 17 PH B: TT

MEMORANDUM

Helen B.

TO:

Dianne O'Quinn-Williams, Director Department of Planning and Zoning

DATE:

September 18, 2003

FROM:

Vivian Donnell Rodriguez, Director

SUBJECT: Concurrency Approval

Park and Recreation Department

13

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
 W. Howard Gregg, Asst. Director for Planning & Development, PARD
 Barbara Falsey, Chief, Planning and Research Division, PARD

Original to Helen Brown

TO:

Diane O'Quinn Williams

Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director

Department of Solid Wastel Vanagemen

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM



ZGNIDE SERVICES DIVISION, DEDE COUNTY DEFT, OF PLANNING & LONING

Υ

CT 07-17A WETHO DADE SSA MAT ME

10:

Guillermo E. Olmedillo. Director Building & Zoning Department DATE:

May 3rd, 1999

SUBJECT:Concurrency Approval

FROM:

Earl L. Carlton, Captain

Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

	· · ·		RESOURCE	S RECOVERY	FACILITY			RTIFA	CILITY			LANDFILLS			
			- 4								SOUTH DADE	NORTH DADE	WMI	WHEELABRATOR (contract had ended on 12/31/02)	
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	Garbage	Trash	Garbage &Trash	Trash	Total
			•		[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	
2005	1,715,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	273,500	395,000	100,000	0	
2006 ***	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	.,,
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	.,,
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000		0	1,100,000
2009 2010	1,705,500	938,000	178,000	14,000 14,000	122,000 122,000	622,000 622,000	270,000 270,000	67,000 67,000	27,000 27,000	176,000	263,500 263,500	395,000		0	.,,
2010	1,705,500 1,705,500	936,000 936,000	178,000 178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000 176,000	263,500	395,000 395,000	100,000 100,000	. 0	1,705,500
							270,000	67,000	27,000	170,000	203,500	395,000	100,000		1,705,500
ŀ	ES RECOVER	Y	GARBAGE	TRASH	TIRES	TOTAL									
• · TOTAL	@ 1.84M		853,000	69,000 270,000	14,000	936,000 270,000		e; 9% Trash, includ	des Tires)						
" TOTAL	® 1.72M		853,000	69,000 270,000	14,000	936,000 270,000		e; 9% Trash, includ	des Tires)						
*** TOTAL	@ 1.71M _.		853,000	69,000 270,000	14,000	936,000 270,000		e; 9% Trash, includ	des Tires)						
TOTAL WA	STE STREAM	PERCENTAGE	ES @1.84 MILL	IONS TONS											
GARBAGE	54.3%		997,000												
TRASH 44.	4%		816,000												
	natudes Tires)	1.3%	24,000												
TOTAL			1,837,000												
REMAININ	G CAPACITY E	BY FACILITY A	T END OF FISC	CAL YEAR											
		•			Ashfill					S	outh Dade	North Dade	WMI ****		
Year					Capacity *						Capacity **	Capacity ***	Disposed		1
Base Cap	acity				207,000						4,352,000	3,130,000	146,000		
2003	-				61,000						3,942,000	2,797,000	100,000		
2004					0						3,668,500				
2005			•		0						3,395,000				
2006					0						3,131,500	1,612,000	249,000		
2007					0						2,868,000	1,217,000	249,000		
2008					0						2,604,500	822,000	249,000		
2009		•			0						2,341,000	427,000	249,000		
2010					0	•					2,077,500		249,000		
2011					0						1,702,000		500,000		
2012					0						1,294,500		500,000		
2013					0						887,000		,		
2014					0						479,500		,		
2015					0						72,000		500,000		
2016					0				•		0	_		2	
2017					0						0				
2018		. 7			0						0	0			
Total Ren	naining Years	3			0						12	6			~·.

- Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelants Ash go to South Dade Landfill and Mediey Landfill (VMII).
- -** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.
- *** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.
- **** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total	Need @	Exist	ing Local Open	Space	Total	Surplus (Deficit)	Level of
	Population	Population	Population	2.75 Acres Per 1000 (Acres)	Per 1000 Park School field 1/2 Priva		1/2 Private Acres	Local Open Space	Acres	Service
====			========		=======================================	=======================================	=======================================		========	=======
		-								
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
				·						
-						.=============	=======================================	==========		
T :	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495

MEMORANDUM

TO: Dianne O'Quinn-Williams, Director Department of Planning and Zoning DATE:

September 18, 2003

FROM: Vivian Donnell Rodriguez, Director

Park and Recreation Department

SUBJECT: Concurrency Approval

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z W. Howard Gregg, Asst. Director for Planning & Development, PARD Barbara Falsey, Chief, Planning and Research Division, PARD

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres	Exist	ing Local Open	Total Local	Surplus (Deficit)	Level of	
	Populacion	Populacion	Populacion .	Per 1000 (Acres)	Park Acres	School field Acres			Acres	Service
====				=========		=======================================	=======================================			
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
====	:=====================================			=========		·	==========	==========	=========	======= .
TOT	:1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495



TO:

Diane O'Quinn Williams

Director

Departme

FROM: Roosevelt Bradley, Direct

Miami Dade Transit

DATE:

October 14, 2003

SUBJECT: FY04 Blanket

Concurrency Approval

for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004. or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: Aurelio Rodriguez, P.E. Mario G. Garcia



DEPT. OF PLANNING & ZONING

TO: Diane O'Quinn Williams

Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director

Department of Solid Wastel Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM



Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

			RESOURCE	S RECOVERY	FACILITY			RTIFA	CILITY			LANDFILLS		WHEELABRATOR	
	. }										SOUTH DADE	NORTH DADE	WMI	(contract had ended on 12/31/02)	
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R R. Ashfill	Tonnage	Garbage	Trash	Garbage &Trash	Trash	Total
					[1]	[2]			[3]	[4]	[5]	(6)	[7]	[8]	[1]-[8]
2003 ° 2004 °° 2005	1,837,000 1,715,500 1,715,500	936,000 936,000 936,000	196,000 178,000 178,000	17,000 14,000 14,000	119,000 122,000 122,000	604,000 622,000 622,000		54,000 67,000 67,000	27,000 27,000 27,000	189,000 176,000 176,000	410,000 273,500 273,500	333,000 395,000 395,000	146,000 100,000 100,000	8,000 0 0	1,836,000 1,715,500
2006 ***	1,705,500 1,705,500	936,000 936,000	178,000 178,000	14,000 14,000	122,000 122,000 122,000	622,000 622,000	270,000	67,000 67,000	27,000 27,000 27,000	176,000 176,000	263,500 263,500 263,500	395,000 395,000	100,000	0	1,715,500 1,705,500 1,705,500
2008 2009	1,705,500 1,705,500	936,000 936,000	178,000 178,000	14,000 14,000	122,000 122,000	622,000 622,000	270,000 270,000	67,000 67,000	27,000 27,000	176,000 176,000	263,500 263,500	395,000 395,000	100,000	0	1,705,500 1,705,500
2010 2011	1,705,500 1,705,500	936,000 936,000	178,000 178,000	14,000 14,000	122,000 122,000	622,000 622,000		67,000 67,000	27,000 27,000	176,000 176,000	263,500 263,500	395,000 395,000	100,000 100,000	0 0	1,705,500 1,705,500
RESOURCE	ES RECOVERY	<i>r</i>	GARBAGE	TRASH	TIRES	TOTAL									
· TOTAL (@ 1.84M		853,000	69,000 270,000	14,000	936,000 270,000		e; 9% Trash, includ	es Tues)						
" TOTAL (853,000	69,000 270,000	14,000	270,000	(RTI)	e; 9%, Trash, includ							
··· TOTAL (₿ 1.71M		853,000	69,000 270,000	14,000	936,000 270,000		e; 9% Trash, includ	es Tires)						
		PERCENTAGE	S @1.84 MILLI	ONS TONS					i						
GARBAGE TRASH 44. SPECIAL (ii TOTAL		1.3%	997,000 816,000 24,000 1,837,000												
REMAINING	G CAPACITY E	Y FACILITY A	T END OF FISC	AL YEAR											
l		•			Ashfill						outh Dade	North Dade	WMI ****		
Year				9	Capacity *				*****		Capacity **	Capacity ***	Disposed		
Base Cap 2003	acity				207,000 61,000						4,352,000	3,130,000	146,000		
2003					01,000						3,942,000 3,668,500	2,797,000 2,402,000	100,000 188,000		

. Ashfill	So	outh Dade N	North Dade	WMI ****
Year Capacity		Capacity **	Capacity ***	Disposed
Base Capacity 207,0		4,352,000	3,130,000	146,000
2003 61,0	00	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009		2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	
2017 .	0	0	0	•
2018	0	0	0	
Total Remaining Years	0.	12	6	

Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelants Ash go to South Dade Landfill and Mediey Landfill (VMII).

^{**} South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

^{***} North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

^{****} Maximum Contractual Tonnage per year to VMII is 800,000 tons; Minimum Contractual Tonnage per year to VMII disposal contract ends September 30, 2015. After VMII disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

TO:

CT CT. 17A WETHO DADE SSA MAT MO

Guillermo E. Olmedillo. Director Building & Zoning Department DATE:

May 3rd. 1999

SUBJECT:Concurrency

Approval

FROM:

Earl L. Carlton, Captain

Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



TO: (

Guillermo E. Olmedillo

Director

Department of Planning and Zoning

DATE:

September 22, 2000

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director

Department of Solid Waste Managemen

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks. Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Department of Solid Weste Managemer Solid Waste Facility Capacity Analysis Flacal Year 1999-2000





RESOURCES RECOVERY FACILITY								TRASH-TO-FI	UEL FACILITY		SOUTH DADE	NORTH DADE	WMI	WTI	1
	1 1		RESOURCE	S RECOVERT 17							Landfill	Landisi	Landte	Waste to energy	1
Year	Waste Projections (lons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tres to North Dade	Ash to Ashfel	Net Tonnage [2]	RT: Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Garbage [4]	Trash (5)	Garbage/Trash [6]	[7]	Total [1]-[7]
				12,000	147,000	625,000	196.000	18,000	22,000	158,000		272.000			
2000 .	1,746,000	936,000	152.000	11,000		620.000		48,000	27.000	195,000		264,000			
2001 **	1,687,000	936,000	167.000	11,000		520,000	270,000	48.000	27.000	195,000		264,000			1.687.00
2002	1.687.000	936,000	167.000	11,000		820,000	270,000	48.000	27.000	195.000	230,000	364,000			1.687.00
2003 ***	1,687,000	936.000	167,000			620,000	270,000	48,000	27.000	195.000	230,000	364,000			
2004	1,687,000	936,000	167,000	11,000		620,000	270,000	48,000	27,000	195,000	230.000	364.000			1.687.000
2005	1.687.000	936,000	167.000	11,000		620,000	270.000	48,000	27,000	195,000	-230,000	364,000			1,687.000
2006	1,687,000	936,000	167,000	11,000			270,000		27,000	195,000	230.000	364,000			1,687,000
2007	1.687.000		167.000	11,000		820,000 620,000	270.000	48 000	27,000	195,000		364 000	1 140,000	1 0	1.687.000
2008	1,687,000	935 000	167.000	11,000	138 000	620.000	270 000	-0 00.							

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 175V	870 000	66,000	\$36,000 (93%G/7%T)
TOTAL G		195,000	196,000 (RTI)
" TOTAL & 1 69M	870.000	66,000	936,000 (93%G/7%T)
TOTAL BY THE	0.0.000	270,000	270 000 (RTI)
TOTAL @ 1 69M	870,000	66,000	936 000 (93%G/7%T)
w/o 100,000 to WTI		270.000	270,000 (RTI)
TOTAL	WASTE STREAM	PERCENTAGES	
@1 69 MILLIONS TO	INS		
GARBAGE 56 4%			952.000
TRASH 43 3%			730.000
SPECIAL 0 3%			5.00G
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY		' Se	outh Dade	North Dade	South Dade (w/o cell 5)
	Ashfill		Capacity **	Capacity ***	(se less 4.4 m tons)
Year	Capacity *		9,148,000	3,943.000	4,748.000
Base Capacity	3,150,000		8.825.000	3,671,000	4,425,000
2000	3,003.000		8.595,000	3,407,000	4,195,000
2001	2.865.000		8.365.000	3,143,000	3,965,000
2002	2.727.000		8,135,000	2,779,000	3,735,000
2003	2.589.000		7.905.000	2,415,000	3,505,000
2004	2.451,000		7,675,000	2,051,000	3,275,000
2005	2,313.000		7.445.000	1,687,000	3,045,000
2006	2,175,000		7.215.000	1,323,000	2.815,000
2007	2.037.000		6,985,000	959,000	2,585,000
2008	1,899.000		6,755 000	595.000	2,355,000
2009	1,761 000		6,525 000	231,000	2,125 000
2010	1,623.300		6.295.000	251,000	1,695,000
2011	1 485.000		6.065,000	ō	1,665,000
2012	1,347,000		5.835.000	0	1,435.000
2013	1,209,000		5,605.000	c	1,205,000
2014	1,071,000		5,375,000	Ö	975,000
2015	933.000		5.145.000	ō	745.000
2016	795,000		4 915.000	ŏ	515,000
2017	657.000		4.685.000	Č	285,000
2018	519,00C		4.455.000	č	55.000
2019	381.000		4,225,000	ŏ	-175,000
2020	243.000			0	-405,000
2021	105.000		3.995.000	ů	-688,000
2022	C C		3.732.000	0	-1,036,000
2073	0		3,364,000	0	-1,404,000
2024	3		2,996 000	i.	-1,772,000
2025	0		2,628,000		-2,140,000
2026	ć		2.260.000	0 2	-2,508,000
2027	:		1,892,000		-2 876,000
2028	c		1,524,000	0	-3,244,000
2029	0		1,156,000	0	-3.612.000
2029	0		788.000	0	-3,980,000
	0		420.000	0	
2031	ō		52.000	0	-4,348.000
2032	٥		-316,000	0	-4,716,000
2033	0		-684,000	0	-5,084,000
2034	0		-1,052,000	0	-5,452,000
2035	Ö		-1,420,000	0	-5.620,000
2036	Ö		-1.788.000	0	-6,168,000
2037	Ö		-2.158.000	0	-8,558.000
2035	0		-2.524,000	5	-6.924.000
2039	e				
			32	10	19
Total Remaining Years	21		34		• •

Aphile capacity includes call 17-20 cells 19-20 have not been constructed.

"South Dade includes call 3, 4 and 5 cells 5 has not been constructed. Once sentile capacity is used up as high post to South Dade. Assumes at unpers to consumes capacity whether or not it is used as cover "Horn Dade capacity represents buildout of the faciony. When North Dade landfit capacity is declesed testin is esported As capacity figures are decreted from the Capacity of Marm-Dade Capacity for pasted by the Engineering Division of the Department of South Waste Management, Dated October 1995.

MEMORANDUM

TO:

Dianne O'Ouinn-Williams, Director Department of Planning and Zoning

DATE:

September 18, 2003

FROM:

Vivian Donnell Rodriguez, Director Park and Recreation Department

SUBJECT: Concurrency Approval

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z W. Howard Gregg, Asst. Director for Planning & Development, PARD Barbara Falsey, Chief, Planning and Research Division, PARD

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000	Accrued	Total	Need @ 2.75 Acres	Exist	ing Local Open	Total Local	Surplus (Deficit) Acres 604.14 610.99 305.70	Level of	
	Population	Population	Population	Per 1000 (Acres)	Park Acres	School field Acres	1/2 Private Acres	Open Space	•	Service
====	. 		=======================================	*******			=======================================	=======================================		
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
===:		=======================================	========		=======================================		==========	==========	=========	=======
тот	:1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495



TO:

Diane O'Quinn Williams

Director

Departme

FROM: Robsevelt Bradley, Director

Miami Dade Transit

DATE:

October 14, 2003

SUBJECT: FY04 Blanket

Concurrency Approval

for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004. or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: Aurelio Rodriguez, P.E. Mario G. Garcia



DEPT. OF PLANNING & ZONING



Diane O'Quinn Williams

Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

TO:

Andrew Wilfork

Director

Department of Solidi Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM



Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

	1	RESOURCES RECOVERY FACILITY					RTI FACILITY					LANDFILLS			
											SOUTH	NORTH DADE	WMI	WHEELABRATOR (contract had ended on 12/31/02)	
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	Garbage	Trash	Garbage &Trash	Trash	Total
	İ				[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 •	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004	1,715,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000 178,000	14,000 14,000	122,000 122,000	622,000 622,000	270,000 270,000	67,000 67,000	27,000 27,000	176,000 176,000	273,500 263,500	395,000 395,000	100,000	0	1,715,500
2007	1,705,500 1,705,500	936,000 936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000 100,000	0	1,705,500 1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	اه	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	ŏ	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500		100,000	ŏl	
2011	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	o	
RESOURC	ES RECOVER	Y	GARBAGE	TRASH	TIRES	TOTAL			. "						
· TOTAL	@ 1.84M		853,000	69,000 270,000	14,000	936,000 270,000		ge, 9% Trash, includ	ies Tues)						
" TOTAL	** TOTAL @ 1.72M		853,000	69,000 270,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires) 270,000 (RTI)									
··· TOTAL	@ 1.71M		853,000	69,000 270,000	14,000	936,000 270,000		ge; 9% Trash, includ	des Tires)						
TOTAL WA	STE STREAM	PERCENTAGE	ES @1.84 MILL	IONS TONS											
GARBAGE	54.3%		997,000												
TRASH 44			816,000												
TOTAL	includes Tires)	1.3%	24,000 1,837,000						ĺ						
DEMAININ	C CAPACITY	OV EACH ITV A	T END OF FISH	AL VEAD											
KEMAIN	G GAPAGITT	oi raddii a	I LIND OF THE	JAL ILAK											
1		•			Ashfill						outh Dade		WMI ****		
Year					Capacity *						Capacity **	Capacity ***	Disposed		
Base Car	pacity				207,000						4,352,000		146,000		
2003					61,000 0						3,942,000		100,000		
2004 2005					0						3,668,500		188,000 249,000		
2006					ő						3,131,500		249,000		
2007					ŏ						2,888,000		249,000		
2008					Ō						2,604,500		249,000		
2009					0						2,341,000	427,000	249,000		
2010					0						2,077,500		249,000		
2011					0						1,702,000		500,000		
2012					0						1,294,500		500,000		
2013					0						887,000		500,000		
2014					Ü						479,500		500,000		

- * Ashfili capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (MMI).
- " South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

2015

2016

2017

2018

Total Remaining Years

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill. All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

72,000

0

500,000

0

0

0

TO:

TT 07.174 WETHO DADE SSAWA" WE

Guillermo E. Olmedillo, Director

Building & Zoning Department

DATE:

May 3rd. 1999

SUBJECT:Concurrency Approval

FROM:

Earl L. Carlton, Captain

Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser